



GRASSROOTS
REALTY GROUP

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1803, 1530 Bayside Avenue
Airdrie, Alberta

MLS # A2332349



\$455,000

Division:	Bayside		
Type:	Residential/Four Plex		
Style:	4 Level Split		
Size:	1,374 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 392
Basement:	Partial	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Vaulted Ceiling(s)		
Inclusions:	None		

Parkside luxury meets modern convenience in this spectacular 4-level split townhouse in Airdrie! Directly facing a park and a peaceful canal, this home offers an unbeatable location with scenic canal pathways right outside your door. Inside, the sun-drenched, open layout boasts massive windows that flood the space with incredible natural light. The intelligent floor plan features an inviting primary suite alongside two versatile extra bedrooms and 2.5 stylish bathrooms—perfectly eliminating any morning rush-hour traffic. The lower levels add massive functionality with a double attached garage and a versatile basement flex room, ideal for a home office, gym, or media space. Enjoy effortless living steps from nature, recreation, and local amenities. Enjoy morning jogs or evening strolls along the scenic canal pathways. Don't miss this rare park-facing gem!