



GRASSROOTS
REALTY GROUP

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224 Bayside Point SW
Airdrie, Alberta

MLS # A2336142



\$380,000

Division:	Bayside		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,211 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Few T		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 360
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC-8
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Walk-In Closet(s)		

Inclusions: None.

Welcome to 224 Bayside Point SW, a rare opportunity to own a walkout townhome backing directly onto the canals of Bayside. Offering over 1,200 sq. ft. of bright and functional living space, a finished walkout basement, 3 bedrooms, 2.5 bathrooms, and a single attached garage, this exceptionally well-maintained home delivers a combination of space, privacy, and location that is hard to find. Step inside to a bright and inviting main floor where large windows fill the home with natural light. The kitchen has been thoughtfully updated over the years with granite countertops, refreshed cabinetry, updated flooring, and modern finishes, creating a space that feels both functional and welcoming. The home has also seen updates to the paint and flooring throughout, reflecting the care and pride of ownership that has gone into maintaining the property. Upstairs, you'll find three well-sized bedrooms, including a comfortable primary retreat, along with a full bathroom. Downstairs, the finished walkout basement adds valuable additional living space and opens directly onto your private backyard backing the canal. Whether you're relaxing outside, entertaining friends, or simply enjoying the added privacy of having no neighbours directly behind you, this is a setting you simply don't find with most townhomes. The extended single attached garage provides additional room for storage, bikes, seasonal gear, or everything that comes with an active lifestyle. What truly sets this home apart is its location in Bayside, one of Airdrie's most distinctive communities. Known for its scenic canals, interconnected pathways, green spaces and pedestrian-friendly setting, Bayside offers a lifestyle centred around the outdoors while keeping everyday conveniences close by. Schools, parks, playgrounds, shopping, restaurants and services are all within easy reach, with convenient access to 8 Street SW and

Yankee Valley Boulevard for getting around Airdrie or commuting toward Calgary. A walkout basement, private canal-backing yard, attached garage, finished lower level and an updated interior all in the heart of Bayside. This is townhome living without having to sacrifice the space, privacy, or outdoor lifestyle buyers are looking for.