



GRASSROOTS
REALTY GROUP

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136 Windford Grove SW
Airdrie, Alberta

MLS # A2336247



\$409,000

Division:	South Windsong		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,468 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Backs on to Park/Green Space, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Other	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-BTB
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks		

Inclusions: Gas Barbecue, TV Wall Mounts

Hello, Gorgeous! Welcome to 136 Windford Grove SW, a bright end unit townhome offering approximately 1,468 square feet above grade (RMS) across three levels, in the established southwest Airdrie community of Windsong. NO CONDO FEES and no HOA fees. This corner position on a quiet cul de sac faces directly onto green space and a playground, so the outlook from the front windows is park rather than pavement, and the west exposure carries light through the whole afternoon. The main level runs open from the living room through the dining area to a kitchen finished with quartz counters, a centre island with an undermount sink and seating, upgraded cabinetry with a full height pantry, a tile backsplash, and stainless appliances. A garden door opens to a west facing balcony, roughly 11'3" by 8'5", with a glass railing and a gas line for the barbecue. A two piece bathroom with a newer vanity, installed in 2022, sits just off the living space. Upstairs holds three bedrooms, all carpeted and all with windows to the park or the street. The primary measures roughly 11'8" by 12'0" and opens directly into the four piece bathroom. The lower level takes care of the working parts of the home: a tiled entrance with a mirrored closet, a mud room off the garage, and a mechanical room housing the washer, dryer, furnace, hot water tank and humidifier. The single attached garage runs deep at roughly 10'2" by 23'5", with wall mounted shelving already in place, and driveway parking sits in front of it. Central air conditioning, a smart thermostat, forced air natural gas heat, PEX plumbing with no Poly-B, copper wiring, and a central vacuum rough in are all here. Fresh paint went on in 2026. Windsong Heights School and W.H. Croxford High School serve the area, and a new Kindergarten to Grade 9 school is under construction in South Windsong. Sierra Springs and Main

Street shopping are a short drive, and Highway 2 puts Calgary roughly twenty minutes away. Finishes can be refreshed. Spaces can be restyled. But an end unit that opens onto the park, with the playground just across the green, that's something you simply can't recreate. Book your private showing today.