



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**217 SOUTH POINT Park, Airdrie T4B 5G8**

MLS®#: **A2173272**      Area: **South Point**      Listing **10/18/24**      List Price: **\$499,900**  
 Status: **Pending**      County: **Airdrie**      Change: **-\$10k, 31-Oct**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Airdrie**  
 Year Built: **2021**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat: **Front Yard**  
 Park Feat: **Double Garage Attached, Garage Faces Rear**

Finished Floor Area

Abv Sqft: **1,648**  
 Low Sqft:  
 Ttl Sqft: **1,648**

DOM

**34**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.5 (2 1)**  
 Style: **3 Storey**

Parking

Ttl Park: **2**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air, Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Vinyl Siding, Wood Frame**  
 Flooring: **Carpet, Ceramic Tile, Vinyl**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**  
 Int Feat: **Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Stone Counters, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions
Office	Lower	8`3" x 9`2"
Kitchen	Main	13`4" x 16`3"
2pc Bathroom	Main	5`5" x 4`11"
Bedroom - Primary	Second	19`1" x 11`3"
Bedroom	Second	13`1" x 12`8"

Room	Level	Dimensions
Furnace/Utility Room	Main	6`9" x 6`9"
Dining Room	Main	8`0" x 9`7"
Living Room	Main	15`5" x 16`9"
4pc Ensuite bath	Second	4`11" x 7`6"
3pc Ensuite bath	Second	9`8" x 4`11"

Legal/Tax/Financial

Condo Fee:  
**\$296**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R3**

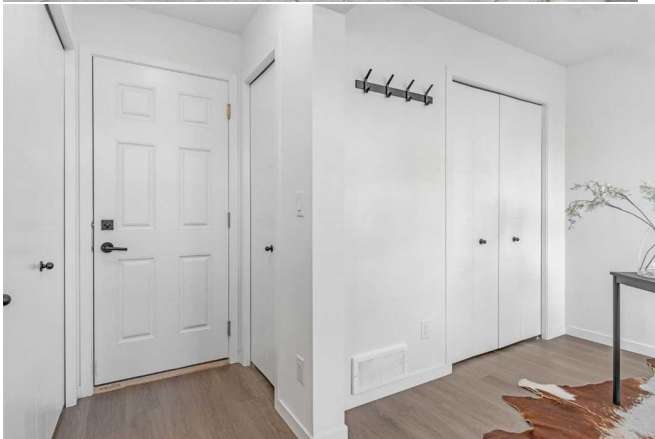
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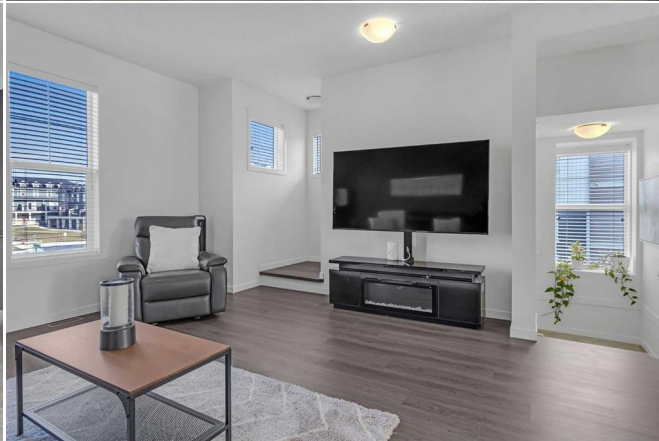
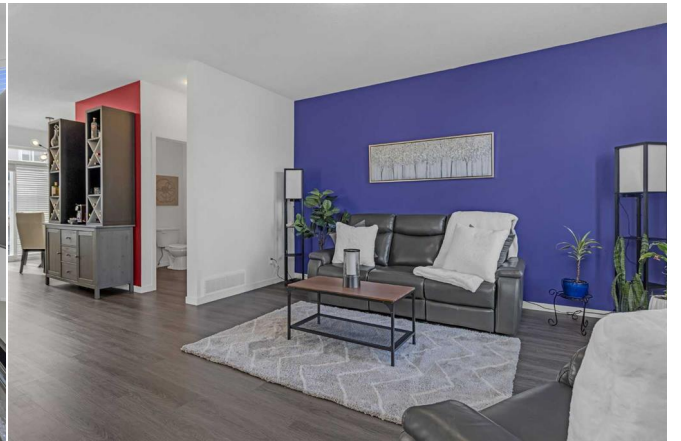
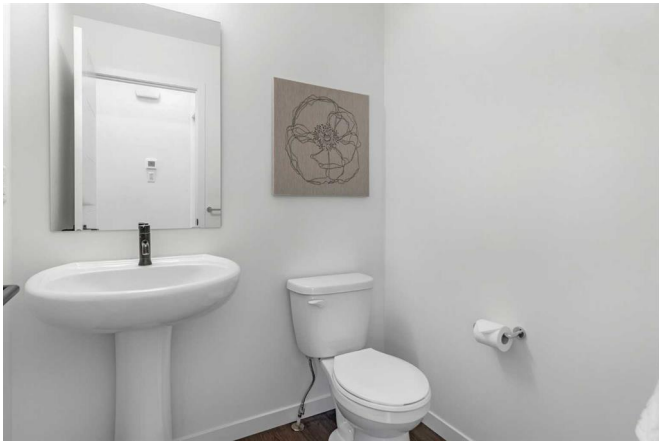
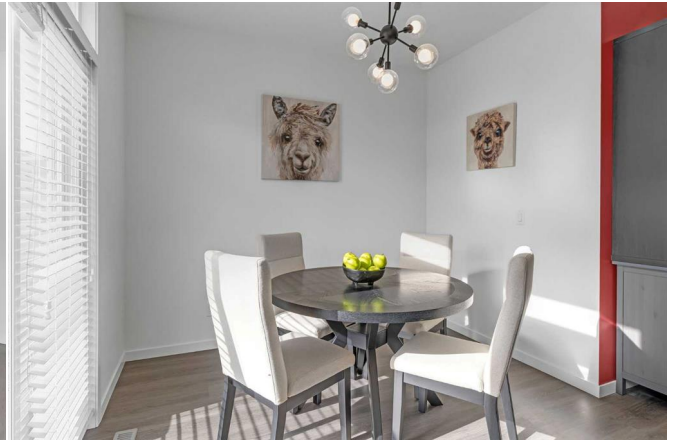
Remarks

Pub Rmks: **Welcome to your dream home in South Point, Airdrie! This modern 3-story end-unit townhome offers central air conditioning, a bright office ideal for remote work, an open-concept living area with beautiful stone countertops, and two spacious bedrooms, each with its ensuite bathroom. Enjoy the cozy front yard, a rear balcony perfect for barbecuing, and the convenience of an attached double-car garage. Nestled in a quiet, family-friendly community close to shopping, amenities, and schools, you'll also have quick access to a park with a playground, tennis, and basketball courts. Don't miss the opportunity—schedule a viewing today!**

Inclusions:  
Property Listed By: **N/A  
Real Broker**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









**217 South Point Pk SW, Airdrie, AB**

Main Building: Total Interior Area 1466.43 sq ft



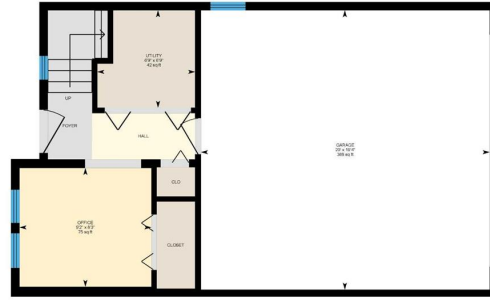
0 3 6 ft PREPARED: 2024/10/16 **iGUIDE**

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**217 South Point Pk SW, Airdrie, AB**

Pylon: Interior Area 212.24 sq ft

Excluded Area 397.71 sq ft



0 3 6 ft PREPARED: 2024/10/16 **iGUIDE**

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**217 South Point Pk SW, Airdrie, AB**

Main Floor: Interior Area 623.24 sq ft



0 3 6 ft PREPARED: 2024/10/16 **iGUIDE**

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**217 South Point Pk SW, Airdrie, AB**

2nd Floor: Interior Area 633.24 sq ft



0 3 6 ft PREPARED: 2024/10/16 **iGUIDE**

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