



THE
A-TEAM

**RE/MAX
FIRST**

211 SOUTH POINT Park, Airdrie T4B 5C3

MLS®#: **A2175044**

Area: **South Point**

Listing Date: **11/10/24**

List Price: **\$514,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **1,900 sqft**
Lot Shape:

Access:

Lot Feat: **Front Yard**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,626**
Low Sqft:
Ttl Sqft: **1,626**

DOM

23
Layout
Beds: **3 (3)**
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,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
Office	Main	9`2" x 8`3"
Kitchen	Second	16`3" x 11`2"
Living Room	Second	15`4" x 13`11"
Bedroom - Primary	Third	13`2" x 12`8"
Bedroom	Third	11`2" x 9`4"
4pc Bathroom	Level 4	7`6" x 4`11"

Room	Level	Dimensions
Furnace/Utility Room	Main	6`7" x 3`6"
Dining Room	Second	9`7" x 7`11"
2pc Bathroom	Second	5`4" x 4`11"
4pc Ensuite bath	Third	9`8" x 4`11"
Bedroom	Third	10`3" x 9`4"
Laundry	Third	4`10" x 3`1"

Legal/Tax/Financial

Condo Fee:
\$297

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R3

Legal Desc: **2011637**

Remarks

Pub Rmks: **Welcome to this fantastic CORNER 3-story townhouse in South Point, Airdrie! This BILD Award-winning home is packed with upgrades, offering 3 bedrooms, an office/flex room, 2.5 bathrooms, a sunny south-facing balcony, and a double attached garage. The main level includes a versatile office space and easy garage access. Upstairs, enjoy 9' ceilings, a modern open-concept living area, and a kitchen with quartz countertops, stainless steel appliances, and a large island. The upper floor has a bright primary bedroom with a 3-piece ensuite, two more bedrooms, and convenient laundry. Close to parks, schools, and easy commuting to Calgary! Make this beautiful home yours today!**

Inclusions: **N/A**
Property Listed By: **Real Estate Professionals Inc.**

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







