



THE
A-TEAM

**RE/MAX
FIRST**

211 SOUTH POINT Park, Airdrie T4B 5C3

MLS®#: **A2182738** Area: **South Point** Listing Date: **01/22/25** 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:

Finished Floor Area
 Abv Sqft: **1,626**
 Low Sqft:
 Ttl Sqft: **1,626**

DOM

10
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

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

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding, Wood Frame**
 Heating: **Forced Air, Natural Gas** Flooring: **Carpet, Tile, Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Balcony** 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	Room	Level	Dimensions
Office	Main	9`2" x 8`3"	Furnace/Utility Room	Main	6`7" x 3`6"
Kitchen	Second	16`3" x 11`2"	Dining Room	Second	9`7" x 7`11"
Living Room	Second	15`4" x 13`11"	2pc Bathroom	Second	5`4" x 4`11"
Bedroom - Primary	Third	13`2" x 12`8"	4pc Ensuite bath	Third	9`8" x 4`11"
Bedroom	Third	11`2" x 9`4"	Bedroom	Third	10`3" x 9`4"
4pc Bathroom	Level 4	7`6" x 4`11"	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: **see appliance**
Property Listed By: **Real Estate Professionals Inc.**

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







