



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**443 SOUTH POINT Lane, Airdrie T4B 5G8**

MLS®#: **A2186950**

Area: **South Point**

Listing Date: **01/16/25**

List Price: **\$499,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Airdrie**  
Year Built: **2022**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,669**  
Low Sqft:  
Ttl Sqft: **1,669**

DOM

**6**

Layout

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

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space, No Neighbours Behind, Landscaped, See Remarks**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **High Efficiency, Forced Air**  
Sewer:  
Ext Feat: **Balcony, Basketball Court, Playground, Private Entrance**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings**  
Int Feat: **Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Stone Counters**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Office	Main	8`4" x 8`5"	2pc Bathroom	Second	5`1" x 5`6"
Dining Room	Second	11`9" x 8`2"	Kitchen	Second	20`11" x 13`6"
Living Room	Second	13`4" x 15`11"	3pc Ensuite bath	Third	5`0" x 10`0"
4pc Ensuite bath	Third	7`9" x 4`11"	Bedroom	Third	11`11" x 13`5"
Bedroom - Primary	Third	11`5" x 19`4"			

Legal/Tax/Financial

Condo Fee:  
**\$295**

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

Zoning:  
**R3**

Legal Desc: **2011637**

Remarks

Pub Rmks: **\*OPEN HOUSE SUNDAY, JAN 19th 10:00AM-1:00PM\* Welcome to this beautiful townhome in the sought-after South Point community! With 1,670 square feet of well-designed living space, this home has everything you need. It offers two spacious primary bedrooms, each with its own private bathroom, plus a flexible den that can be used as an office. The main floor features a bright, open layout with large windows that fills the space with natural light. The kitchen is a standout, with modern white cabinets, Quartz countertops, stainless steel appliances, and a large island with stylish pendant lights—great for meals and hosting. The dining area is perfect for family dinners or get-togethers. Upstairs, the two primary suites each come with their own ensuite bathrooms, offering privacy and comfort. You'll also love the convenience of an upstairs laundry area. On the entry level, there's a den and direct access to the double attached garage, which is perfect for storage and keeping your car warm in winter. Step outside to your private patio with views of a lovely park. The park has tennis and basketball courts, a playground, picnic spots, and open green spaces—perfect for relaxing or staying active. This home is in a prime location, close to schools, walking paths, and amenities. Plus, the new 40th Ave overpass makes commuting to Calgary and visiting nearby Cross Iron Mills mall quick and easy. With low condo fees of just \$294.66 and so much to offer, this townhouse is a fantastic place to call home. Book your showing today before it's gone!**

Inclusions: **N/A**  
Property Listed By: **KIC Realty**

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









