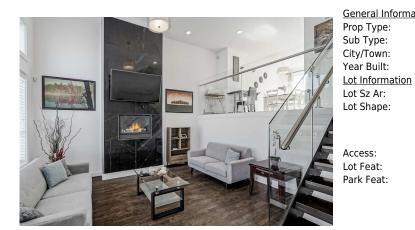


1530 BAYSIDE Avenue #503, Airdrie T4B 4B5

MLS®#: A2202218 Listing 03/14/25 List Price: **\$435,000** Area: **Bayside**

Status: **Pending** County: Airdrie Change: None Association: Fort McMurray

Date:



General Information

Residential Prop Type: Sub Type: Row/Townhouse

City/Town: Airdrie 2015 Year Built:

Lot Sz Ar:

1,133 sqft

DOM

38 <u>Layout</u>

3 (3) Beds: 2.5 (2 1) Baths:

4 Level Split

Style:

<u>Parking</u>

Ttl Park: 2 Garage Sz: 2

Access:

Lot Feat: **Private**

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt**

Heating: Forced Air, Natural Gas

Sewer:

Ext Feat: **Balcony** Construction:

Brick, Composite Siding, Vinyl Siding

Finished Floor Area

1,387

1,387

Abv Saft:

Low Sqft:

Ttl Sqft:

Flooring:

Carpet, Ceramic Tile, Laminate

Water Source: Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer

Int Feat: **High Ceilings**

Utilities:

Room Information

Level Room Level **Dimensions** Room **Dimensions** Legal/Tax/Financial

Condo Fee: Title:

Zoning: \$379 Fee Simple R4

Fee Freq: Monthly

Legal Desc: 1511490 Pub Rmks:

Welcome to this beautifully maintained townhouse in the highly sought-after community of Bayside, perfect for families or young professionals. Bayside offers a unique setting for an active, year-round lifestyle with endless recreational opportunities. Just outside Calgary, residents enjoy daily access to scenic waterways, extensive walking paths, and breathtaking mountain views. This home features three bedrooms, two and a half bathrooms, and is within walking distance to greenspaces and picturesque canal-side pathways—ideal for walking, biking, and even paddle boarding in the summer. With nearly 1,400 sq. ft. of developed living space, this townhouse showcases modern architecture and design. Natural light floods the open-concept layout, accentuated by a striking floor-to-ceiling marble fireplace in the main living area and hand-scraped laminate flooring throughout. The modern kitchen features stainless steel appliances, quartz countertops, and sleek cabinetry with soft-close drawers. The adjacent dining area is perfect for entertaining, with patio doors opening to a spacious south-facing composite deck. Upstairs, you'll find a retreat-like ambiance with 9' ceilings, convenient upper-floor laundry, and a spacious master bedroom complete with an ensuite featuring double sinks and an oversized shower. Two additional bedrooms and a well-appointed 4-piece bathroom complete the upper level. A double attached garage offers added convenience. This townhouse presents an exceptional opportunity to enjoy modern living in a highly desirable location, combining style, comfort, and convenience. Schedule your private viewing today!

Inclusions: N/A

Property Listed By: **eXp Realty**

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





