



THE
A-TEAM

**RE/MAX
FIRST**

1530 BAYSIDE Avenue #503, Airdrie T4B 4B5

MLS® #: **A2202218**

Area: **Bayside**

Listing Date: **03/14/25**

List Price: **\$435,000**

Status: **Pending**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Airdrie**
Year Built: **2015**

Finished Floor Area

Abv Sqft: **1,387**

Low Sqft:

Ttl Sqft: **1,387**

Lot Information

Lot Sz Ar: **1,133 sqft**

Lot Shape:

DOM

38

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **4 Level Split**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Private

Double Garage Attached

Utilities and Features

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

Construction:
Brick,Composite Siding,Vinyl Siding
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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> <u>Legal/Tax/Financial</u>	<u>Level</u>	<u>Dimensions</u>
Condo Fee: \$379		Title: Fee Simple Fee Freq: Monthly		Zoning: R4	
Legal Desc:	1511490				

Remarks

Pub Rmks:	<p>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!</p>
Inclusions:	N/A
Property Listed By:	eXp Realty

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









