

# \$549,900 - 2189 Bayview Drive Sw, Airdrie

MLS® #A2201374

**\$549,900**

3 Bedroom, 3.00 Bathroom, 1,448 sqft

Residential on 0.06 Acres

Bayview., Airdrie, Alberta

Discover the perfect blend of comfort and convenience in this brand-new, never-lived-in townhouse located in the vibrant Bayview community of Airdrie. This exceptional end unit offers a blend of style and practicality with its spacious interiors and thoughtful design.

Step inside to find a generous 1,447 square feet of living space that features luxury vinyl plank flooring throughout the main floor and cozy carpeting on the second level. The heart of the home is equipped with upgraded appliances, quartz countertops, and an electric fireplace, setting the stage for memorable gatherings and culinary delights.

The townhouse boasts three well-appointed bedrooms, including a large primary bedroom that promises rest and relaxation. The 2.5 bathrooms feature modern fixtures and finishes, ensuring a sleek look throughout. Outdoor living is just as appealing, with a fully fenced, landscaped yard, a sizeable deck for weekend barbecues, and no condo fees to worry about. Plus, the property includes a convenient two-car garage.

Located right next to Paisley Park and within easy reach of W.H. Croxford High School and M&M Food Market, this home is not just a place to live but a lifestyle choice for those seeking proximity to local amenities while enjoying the peace of a friendly neighbourhood.

With an array of upgraded lighting fixtures and the inclusion of window blinds, this home is ready to go. All it needs is you!



Built in 2025

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2201374      |
| Price          | \$549,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,448         |
| Acres          | 0.06          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 2189 Bayview Drive Sw |
| Subdivision | Bayview.              |
| City        | Airdrie               |
| County      | Airdrie               |
| Province    | Alberta               |
| Postal Code | T4B 5N3               |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer                          |
| Heating           | Forced Air                                                                                                     |
| Cooling           | None                                                                                                           |
| Fireplace         | Yes                                                                                                            |
| # of Fireplaces   | 1                                                                                                              |

|              |                  |
|--------------|------------------|
| Fireplaces   | Electric         |
| Has Basement | Yes              |
| Basement     | Full, Unfinished |

## Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Other, Playground      |
| Lot Description   | Back Lane, Landscaped  |
| Roof              | Asphalt Shingle        |
| Construction      | Concrete, Vinyl Siding |
| Foundation        | Poured Concrete        |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 12th, 2025 |
| Days on Market | 52               |
| Zoning         | R2-T             |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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