

\$525,000 - 308 South Point Square Sw, Airdrie

MLS® #A2214473

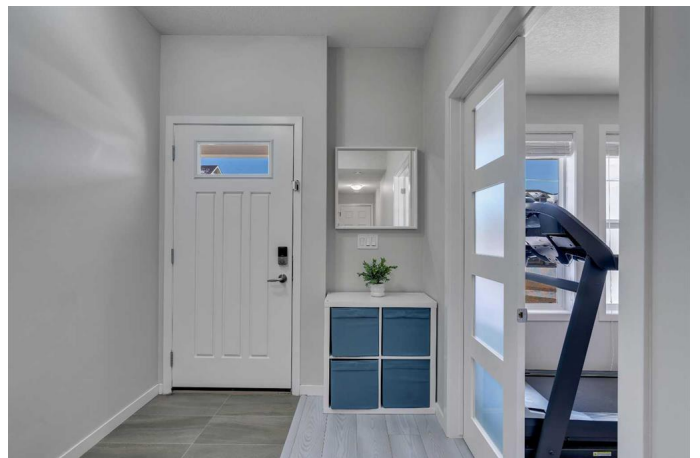
\$525,000

4 Bedroom, 4.00 Bathroom, 2,048 sqft

Residential on 0.05 Acres

South Point, Airdrie, Alberta

RARE 4 BED TOWNHOUSE - EXCEPTIONAL END UNIT FACING A COURTYARD Welcome to this 4-bedroom, 4-bathroom end-unit townhome, offering just over 2,000 sq ft of beautifully finished living space in one of Airdrie's most sought-after communities. With modern elegance, thoughtful functionality, and a prime corner location, this home is the perfect fit for families, professionals, and anyone seeking room to grow without sacrificing style or convenience. The entry-level/main floor is incredibly versatile and includes a bright bedroom and a 3-piece bathroom—perfect for a home office, guest suite, or a private space for a teen. You'll also find a spacious storage area, access to utilities, and a convenient entry to the double attached garage. This level offers privacy and flexibility, ideal for multi-generational living or working from home. Upstairs, the spacious living room is anchored by a cozy fireplace, while the dining area flows seamlessly into the large gourmet kitchen—complete with stainless steel appliances, sleek quartz cabinets, ample counter space, and a large island ideal for hosting friends or gathering with family. Step through to the private patio that opens onto a beautifully maintained courtyard—your perfect setting for summer barbecues or a quiet morning coffee. A 2-pc bath is tucked away on this level for convenience. Upstairs, your private retreat awaits. The primary bedroom features a spacious walk-in closet and a luxurious ensuite



with dual sinks and a sleek, modern design. Two additional bedrooms are generously sized, and the upper-level laundry room adds everyday convenience. The main bath completes the upper level, offering both comfort and functionality for a growing household. Situated in a vibrant, amenity-rich neighborhood, youâ€™ll enjoy close proximity to parks, tennis courts, playgrounds, top-rated schools, and everyday essentials. Whether you're relaxing at home, entertaining guests, or exploring the community, this townhome truly has it all.

Built in 2019

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2214473 |
| Price | \$525,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,048 |
| Acres | 0.05 |
| Year Built | 2019 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 308 South Point Square Sw |
| Subdivision | South Point |
| City | Airdrie |
| County | Airdrie |
| Province | Alberta |
| Postal Code | T4B 5C3 |

Amenities

| | |
|----------------|---|
| Amenities | Visitor Parking |
| Parking Spaces | 2 |
| Parking | Double Garage Attached, Driveway, Garage Faces Rear |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s) |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room, Mantle, Tile |
| Basement | None |

Exterior

| | |
|-------------------|---|
| Exterior Features | Balcony, BBQ gas line |
| Lot Description | Back Lane, Low Maintenance Landscape, See Remarks |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 24th, 2025 |
| Days on Market | 9 |
| Zoning | R3 |

Listing Details

| | |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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