

# \$549,900 - 165 Southpoint Greenway Sw, Airdrie

MLS® #A2242922

**\$549,900**

3 Bedroom, 3.00 Bathroom, 1,671 sqft

Residential on 0.05 Acres

South Point, Airdrie, Alberta

Modern Living in the Heart of Airdrie – No Condo Fees!

Welcome to this beautifully designed 2022-built center-unit row townhouse, where style, energy efficiency, and location come together in perfect harmony. With no condo fees, this move-in-ready home offers exceptional value in one of Airdrie's most family-friendly communities – just steps from parks, schools, and green spaces.

As a middle unit, it boasts superior insulation and lower utility costs, making it as smart as it is stylish. Inside, the bright white interior and low-maintenance laminate flooring create a clean, modern atmosphere throughout the open-concept main floor.

The stunning kitchen is a true highlight, featuring quartz countertops, stainless steel appliances, and plenty of storage – ideal for both everyday living and entertaining.

Upstairs, you'll find three spacious bedrooms, a dedicated laundry room, and a versatile office that can easily serve as a fourth bedroom. The primary suite overlooks a beautifully maintained greenspace and features a walk-in closet and private 4-piece ensuite. Two additional bedrooms share a full bathroom.

The semi-finished basement offers room to



grow”perfect for a rec room, home gym, or additional storage.

A rare bonus: a detached, insulated double garage plus a double parking pad, offering parking for up to four vehicles”perfect for busy households or guests.

This is your chance to enjoy modern design, energy savings, and a fantastic location”without condo fees”in a community that feels like home from day one.

Built in 2022

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2242922      |
| Price          | \$549,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,671         |
| Acres          | 0.05          |
| Year Built     | 2022          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 165 Southpoint Greenway Sw |
| Subdivision | South Point                |
| City        | Airdrie                    |
| County      | Airdrie                    |
| Province    | Alberta                    |
| Postal Code | T4B 5J3                    |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 4 |
|----------------|---|

|              |                                                |
|--------------|------------------------------------------------|
| Parking      | Double Garage Attached, Insulated, Parking Pad |
| # of Garages | 2                                              |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                                       |
| Appliances        | Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked |
| Heating           | Forced Air                                                                            |
| Cooling           | None                                                                                  |
| Has Basement      | Yes                                                                                   |
| Basement          | Full, Partially Finished                                                              |

### Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | BBQ gas line, Rain Gutters                       |
| Lot Description   | Back Lane, Back Yard, City Lot, Landscaped, Lawn |
| Roof              | Asphalt Shingle                                  |
| Construction      | Wood Frame                                       |
| Foundation        | Poured Concrete                                  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 28              |
| Zoning         | R2-T townhouse  |

### Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | Cash Back Real Estate Inc. |
|----------------|----------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.