

# \$499,000 - 3131 Windsong Boulevard Sw, Airdrie

MLS® #A2216461

**\$499,000**

3 Bedroom, 3.00 Bathroom, 1,368 sqft

Residential on 0.04 Acres

Windsong, Airdrie, Alberta

Welcome to 3131 Windsong Blvd SW – a bright and beautifully maintained two-storey attached home in the heart of family-friendly Airdrie. Boasting nearly 1,400 sqft of stylish living space, this home offers the perfect blend of comfort, functionality, and low-maintenance living. Also, NO CONDO FEES!

Step into a warm and welcoming main floor featuring gleaming hardwood floors, a spacious living area filled with natural light, a half bath for your convenience, and a modern open-concept kitchen with sleek stainless steel appliances, rich cabinetry, and a convenient breakfast bar. The dining space is ideal for both everyday meals and entertaining!

Upstairs, you’ll discover a large bonus room – perfect as a home office, TV lounge, or play space – along with 2 generously sized bedrooms (3rd bedroom can be found in the basement) and a well-appointed main bathroom. The Primary bedroom also boasts a walk-in closet and an ensuite to make your mornings an easier start to the day. The west-facing, large upper deck above the attached double garage offers a private outdoor retreat, ideal for sunny afternoon lounging or evening BBQs - the perfect way to end the work day or start the weekend!

This home is ideally situated just steps from parks, future SW Arena, walking paths, shopping, and schools – everything



todayâ€™s busy couple or family needs within easy reach. Whether youâ€™re a first-time buyer, a professional couple seeking low-maintenance living, or a savvy investor eyeing a future rental, this home checks all the boxes.

Donâ€™t miss your opportunity to live in one of Airdrieâ€™s most walkable communities with incredible value and thoughtful design throughout!

Built in 2012

**Essential Information**

MLS® #	A2216461
Price	\$499,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,368
Acres	0.04
Year Built	2012
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	3131 Windsong Boulevard Sw
Subdivision	Windsong
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3T3

**Amenities**

Parking Spaces	2
Parking	Double Garage Attached

# of Garages 2

### Interior

Interior Features     Pantry, Vinyl Windows, Walk-In Closet(s), Laminate Counters  
Appliances           Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood  
                              Fan, Refrigerator, Washer  
Heating               Forced Air  
Cooling               None  
Fireplace             Yes  
# of Fireplaces       1  
Fireplaces            Gas  
Has Basement         Yes  
Basement             Full, Partially Finished

### Exterior

Exterior Features     Balcony  
Lot Description       Back Lane, Paved, Rectangular Lot, Street Lighting  
Roof                   Asphalt Shingle  
Construction          Vinyl Siding, Wood Frame  
Foundation            Poured Concrete

### Additional Information

Date Listed           May 7th, 2025  
Days on Market       7  
Zoning                 R2-T

### Listing Details

Listing Office         Century 21 Bamber Realty LTD.

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