\$449,900 - 763 South Point Heath Sw, Airdrie

MLS® #A2246674

\$449,900

2 Bedroom, 3.00 Bathroom, 1,551 sqft Residential on 0.02 Acres

South Point, Airdrie, Alberta

Welcome to this fairly new and maintained FREEHOLD townhome with NO CONDO FEES â€" an ideal opportunity for first-time home buyers! This 2-bedroom plus den , 2.5-bathroom home offers the perfect blend of comfort, functionality, and ownership freedomâ€"no condo

board, no monthly fees, and long-term value! Step into a bright, open-concept main floor featuring a modern kitchen with stainless steel appliances, stone countertops, upgraded backsplash, and a large peninsulaâ€"perfect for cooking, gathering, and entertaining. The living and

dining areas are filled with natural light and lead to a private balcony, perfect for fresh air and summer BBQs. The upper level boasts a serene

primary suite with an ensuite and ample closet space, a second bedroom for kids or guests, and a versatile flex room ideal for a home office.

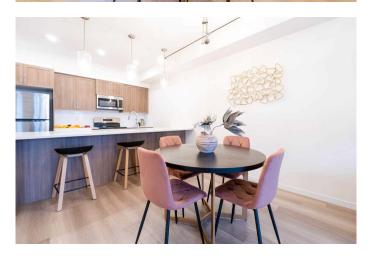
playroom, or hobby spaceâ€"all on the same level. Enjoy everyday convenience with a main floor powder room, attached garage, and extra driveway parking. Location is everythingâ€"this home offers prime access to the new 40th Avenue connector and Deerfoot Highway, making

commutes to Calgary and nearby amenities incredibly easy. You're also close to schools, parks, ponds, and both existing and upcoming retail.

including CrossIron Mills. This move-in-ready







freehold townhome is perfect for first-time buyers, downsizers, or investors looking for value,

space, and unbeatable locationâ€"without the burden of condo fees!

Built in 2024

Essential Information

MLS® # A2246674 Price \$449,900

Bedrooms 2 Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,551 Acres 0.02 Year Built 2024

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

Community Information

Address 763 South Point Heath Sw

Subdivision South Point

City Airdrie
County Airdrie
Province Alberta
Postal Code T4B 5H7

Amenities

Parking Spaces 2

Parking Concrete Driveway, Single Garage Attached

of Garages 2

Interior

Interior Features Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)

Appliances Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator,

Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None Basement None

Exterior

Exterior Features Balcony
Lot Description Level

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed August 7th, 2025

Zoning R-BTB

Listing Details

Listing Office eXp Realty

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