

\$479,990 - 3137 Windsong Boulevard Sw, Airdrie

MLS® #A2194878

\$479,990

3 Bedroom, 3.00 Bathroom, 1,125 sqft
Residential on 0.03 Acres

Windsong, Airdrie, Alberta

Welcome to this beautifully designed 3-bedroom, 2.5-bathroom townhome in the sought-after community of Windsong, Airdrie—where modern living meets small-town charm! NO CONDO FEES make this an exceptional opportunity for first-time buyers, young families, or investors.

Step inside to an open-concept main floor with laminate flooring and vinyl linoleum throughout, offering a bright and inviting space. The generous living room is bathed in natural light from large front windows, creating the perfect atmosphere for relaxation or entertaining. The modern kitchen features stainless steel appliances, ample cabinetry, and a seamless flow to the dining area. A convenient 2-piece powder room and direct access to the double rear-attached garage complete this level.

Upstairs, you'll find three well-appointed bedrooms, including a spacious primary retreat with a walk-in closet and a cheater ensuite to the 4-piece bath. A standout feature of this home is the elevated rear deck—a fantastic spot to host summer BBQs or unwind in the evening.

The fully developed basement adds even more living space, featuring a large family room with luxury vinyl plank flooring over an insulated subfloor, a 4-piece bathroom, utility room, and additional storage. Other highlights



include faux wood blinds and rough-in for air conditioning for added comfort. WHY YOU'LL

LOVE WINDSONG:

FAMILY FRIENDLY VIBE “ A vibrant community with parks, playgrounds, and schools nearby | OUTDOOR LIFESTYLE “ Steps from walking paths and scenic green spaces | CONVENIENT LOCATION “ Close to shopping, dining, and amenities | EASY COMMUTING “ Quick access to the new 40th Ave interchange & QEII Highway

Don’t miss out on this fantastic opportunity to own a stylish, move-in-ready townhome in one of Airdrie’s most desirable neighborhoods. Book your showing today!

Built in 2013

Essential Information

MLS® #	A2194878
Price	\$479,990
Sold Price	\$469,320
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,125
Acres	0.03
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	3137 Windsong Boulevard Sw
Subdivision	Windsong
City	Airdrie
County	Airdrie

Province	Alberta
Postal Code	T4B 3T3

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Attached, Garage Door Opener, On Street

Interior

Interior Features	No Animal Home, No Smoking Home, See Remarks
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	February 16th, 2025
Date Sold	March 11th, 2025
Days on Market	23
Zoning	R2-T
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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