

# \$489,900 - 131 Windford Drive Sw, Airdrie

MLS® #A2229026

**\$489,900**

3 Bedroom, 3.00 Bathroom, 1,388 sqft

Residential on 0.04 Acres

South Windsong, Airdrie, Alberta

NO CONDO FEES! South Airdrie Gem – 3 Bedroom, almost 1400 square foot Townhouse with Double Garage & Rooftop Deck. What a fantastic opportunity to own a beautiful 3-bedroom townhouse in desirable South Airdrie – just minutes to Calgary and the #2 Highway! Directly across from a peaceful greenspace with a playground, pond, and walking paths, this home offers ideal family living. Enjoy a spacious double attached garage plus a large rooftop deck with sunny south exposure – perfect for summer BBQs and relaxing evenings. With minimal yard maintenance, you™ll love the small front and side yards. Inside, the open-concept main floor is bright and inviting with huge windows, espresso-stained cabinetry, stainless steel appliances, and a convenient breakfast bar. The living, dining, and kitchen areas flow perfectly for everyday living or entertaining. Upstairs features three generous bedrooms, including a primary with a 4-piece ensuite, plus another full bath and a versatile loft – ideal for a home office, gym, or media room. The unfinished basement offers endless possibilities and includes rough-ins for a future bathroom. Just steps to shopping, restaurants, and Save-On-Foods, this home is move-in ready with possession available before the school year begins. Don™t wait – contact your favorite realtor today!

Built in 2015



## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2229026               |
| Price          | \$489,900              |
| Sold Price     | \$475,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,388                  |
| Acres          | 0.04                   |
| Year Built     | 2015                   |
| Type           | Residential            |
| Sub-Type       | Row/Townhouse          |
| Style          | 2 Storey, Side by Side |
| Status         | Sold                   |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 131 Windford Drive Sw |
| Subdivision | South Windsong        |
| City        | Airdrie               |
| County      | Airdrie               |
| Province    | Alberta               |
| Postal Code | T4B 3Z9               |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |

## Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, No Smoking Home, Closet Organizers, Open Floorplan, Storage                    |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                       |
| Cooling           | None                                                                                          |
| Has Basement      | Yes                                                                                           |
| Basement          | Full, Unfinished                                                                              |

## Exterior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Private Entrance                                                                             |
| Lot Description   | Back Lane, Front Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot, Paved, Street Lighting |
| Roof              | Asphalt                                                                                               |
| Construction      | Vinyl Siding, Wood Frame                                                                              |
| Foundation        | Poured Concrete                                                                                       |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Date Sold      | June 29th, 2025 |
| Days on Market | 18              |
| Zoning         | R2-T            |
| HOA Fees       | 0.00            |

### **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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