

# \$499,999 - 406 Windbury Link Sw, Airdrie

MLS® #A2239417

**\$499,999**

3 Bedroom, 3.00 Bathroom, 1,440 sqft  
Residential on 0.03 Acres

Windsong, Airdrie, Alberta

Welcome to this beautiful 2022 built Townhouse in the sort after community of Southwinds, Airdrie SW where affordability meets great Value. NO CONDO FEES | 3 BEDS | 2.5 BATH | DOUBLE ATTACHED CAR GARAGE | VACANT |. Facing South the unit provides you with the benefit of increased natural sunlight and the potential of passive solar heating can help offset the costs of heating during winters, making it a desirable feature for many home owners. The north facing balcony attached with the primary bedroom creates a comfortable, cool space for you to relax and ideal for shade loving plants while providing consistent natural light throughout. This meticulously designed townhome provides you with the mix of a beautiful location , space and functionality. The main floor features a bright front living room, dining space, a front entry closet and a modern kitchen with quartz countertops, stainless steel appliances, a central island, and plenty of cabinet space, a 2-piece bathroom, a mudroom with built-in shelving. Upstairs offers three generously sized bedrooms, including a primary suite with a huge walk-in closet, 4-piece en suite, and direct access to the balcony. Two additional bedrooms, another full 4-piece bathroom, and upper-level laundry makes it a full package. The unfinished basement includes plumbing rough-ins for future development. A double attached garage with paved rear lane access, a welcoming front porch, and a family-friendly



location close to Windsong Heights School, Chinook Winds Regional Park, playgrounds, and shopping make this a fantastic opportunity in one of Airdrie's desirable newer communities.

Built in 2022

**Essential Information**

MLS® #	A2239417
Price	\$499,999
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,440
Acres	0.03
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	406 Windbury Link Sw
Subdivision	Windsong
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B5J5

**Amenities**

Parking Spaces	3
Parking	Double Garage Attached, Insulated
# of Garages	2

**Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator,



	Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Front Yard
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

## Additional Information

Date Listed	July 12th, 2025
Days on Market	1
Zoning	R2-T

## Listing Details

Listing Office	URBAN-REALTY.ca
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