

\$425,000 - 302 South Point Square Sw, Airdrie

MLS® #A2247668

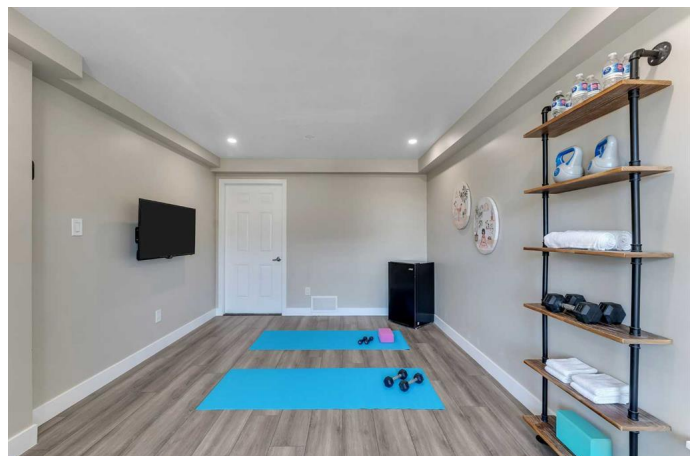
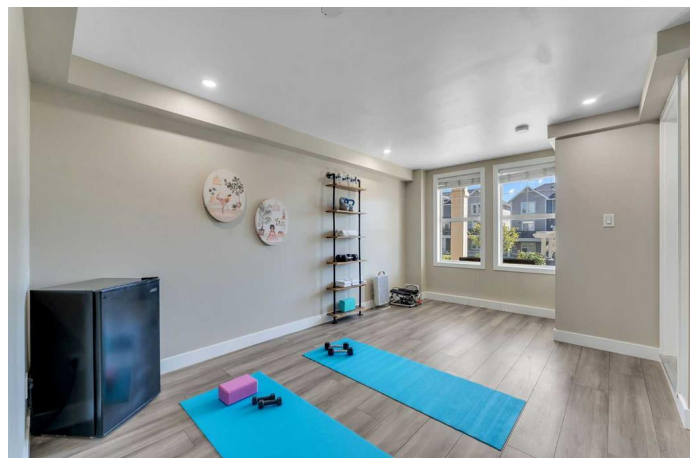
\$425,000

3 Bedroom, 3.00 Bathroom, 1,582 sqft

Residential on 0.04 Acres

South Point, Airdrie, Alberta

Open House - Sunday, August 24th @ 2 - 4 PM This stunning townhouse is perfectly situated within the complex facing the courtyard with visitor parking right out front. What makes this property exceptional is the fact that the front part of the tandem garage has been transformed into a permitted living space that can be used as a personal studio/office space. Heading upstairs, you'll discover that this home has been dramatically improved with exceptional design touches. From floating shelves, to upgraded lighting, this home is not your typical cookie cutter property. The built-in office nook is a great creative space, and the living room with a corner fireplace is where you'll cozy up in the evenings. The kitchen has everything you need with stone counters, a central island and stainless steel appliances. A deck off the living area is a great spot for a morning coffee or gathering with friends. An adorable 2 piece bath complete this level. Upstairs, you'll find a spacious primary suite with a walk-in closet and a spacious 4 piece ensuite that includes a large vanity with dual sinks and a tiled oversized shower. Two additional bedrooms, a 4 piece bath and upper laundry complete the top floor. The attached garage fits one vehicle with space for storage. There is also a driveway that can fit an additional vehicle. This is a pet friendly complex subject to board approval. Condo fees are very reasonable at \$245/month and allow for low maintenance living with snow removal and landscaping



included. Great access to shopping, schools, a dog park and walking paths!

Built in 2018

Essential Information

MLS® #	A2247668
Price	\$425,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,582
Acres	0.04
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	302 South Point Square Sw
Subdivision	South Point
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 5C3

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Double Vanity, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Mantle, Tile
Basement	None

Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 13th, 2025
Days on Market	10
Zoning	R3

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.