

**326 South Point Square SW**  
**Airdrie, Alberta**

**MLS # A2206061**



**\$439,900**

<b>Division:</b>	South Point		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,251 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Landscaped, No Neighbours Behind		

**Heating:** Forced Air

**Floors:** Carpet, Laminate

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 240

**LLD:** -

**Zoning:** R3

**Utilities:** -

**Inclusions:** None

**\$10,000 PRICE REDUCED FOR QUICK SALE .** Welcome to this stunning three-storey townhouse in the highly sought-after community of South Point in Airdrie! This townhouse is The Elda model by Vesta properties (1306 SQ FT - builder measurement) featuring three bedrooms and 2.5 washrooms. As you step into the lower level, you'll find a convenient entrance and a spacious tandem double attached garage, perfect for parking your vehicles and storing your gear. Originally the garage was tandem two car garage but the seller has made a play room for his kids in the half of the garage. It can be reversed to original if the buyer wants. On the main floor, you'll find a beautiful kitchen equipped with stainless steel appliances, quartz countertops and an island with decent pantry and a convenient eating area. The seller bought the brand new induction stove present in the kitchen just one month before. The adjacent dining area flows nicely into a spacious living room, a cozy balcony where you can enjoy your morning coffee or evening relaxation. A half washroom completes this floor. The upper level features three comfortable bedrooms, including master bedroom with a 4-piece ensuite and a spacious walk-in closet. Two additional bedrooms with their own spacious closets share a convenient 4-piece washroom and there's also a laundry on this level. This fantastic townhouse is located in a prime spot, just a 2-minute walk to the public school K-9 . South Point is a fantastic community, offering easy access to shopping, restaurants, and entertainment options. You'll also enjoy the beautiful parks, playgrounds, and walking trails, making it perfect for families and outdoor enthusiasts. Plus, with its proximity to the highway, you're just a 15-minute drive from Calgary.