

\$459,000 - 783 South Point Heath Sw, Airdrie

MLS® #A2199202

\$459,000

2 Bedroom, 3.00 Bathroom, 1,533 sqft
Residential on 0.02 Acres

South Point, Airdrie, Alberta

Location, Location, Location â€” The Best Deal at \$459K in Airdrie! BRAND NEW | NO CONDO FEES | MOVE-IN READY | ATTACHED GARAGE | 1,533 SQ. FT. | WALKING DISTANCE TO SCHOOL | NEARBY SHOPPING COMPLEX | AIRDRIEâ€™S BEST ACCESS TO DEERFOOT TRAIL VIA 40TH AVE â€” SAVE TIME ON YOUR COMMUTE TO CALGARY. Welcome to this stunning, never-lived-in UPGRADED townhouse. Step into a spacious foyer with plenty of room for everyone. A bedroom-sized den, along with two additional bedrooms on the same level. The open-concept main floor boasts a sleek, modern kitchen with a massive quartz island, premium cabinetry, and high-end LVP flooring, seamlessly connecting to a bright dining area with a beautiful chandelier and a spacious living roomâ€”perfect for entertaining. A powder room adds convenience. Step outside to a covered balcony with a gas line, ideal for year-round BBQs. Upstairs, the primary suite features his & her closets and a spa-inspired ensuite with dual sinks and a standing shower. A second bedroom, a full bath with dual sinks, bedroom-sized den, and a convenient front-load laundry room complete the upper level. The oversized attached garage, along with a driveway and ample street parking, ensures plenty of space for vehicles. Located just minutes from schools, parks, Deerfoot Trail, shopping, and CrossIron Mall, with the upcoming South Point Village commercial



complex adding even more convenience, this energy-efficient home is the perfect blend of style, functionality, and location. Don't miss this incredible opportunity—book your showing today!

Built in 2024

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2199202 |
| Price | \$459,000 |
| Bedrooms | 2 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,533 |
| Acres | 0.02 |
| Year Built | 2024 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 783 South Point Heath Sw |
| Subdivision | South Point |
| City | Airdrie |
| County | Airdrie |
| Province | Alberta |
| Postal Code | T4B5H7 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage |
|-------------------|--|

| | |
|------------|--|
| Appliances | Dishwasher, Dryer, Microwave Hood Fan, Range, Refrigerator, Washer |
| Heating | Central |
| Cooling | None |
| Basement | None |

Exterior

| | |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
| Lot Description | Corner Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 12th, 2025 |
| Days on Market | 1 |
| Zoning | R-BTB |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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