

# \$549,900 - 165 Southpoint Greenway Sw, Airdrie

MLS® #A2242922

**\$549,900**

3 Bedroom, 3.00 Bathroom, 1,671 sqft

Residential on 0.05 Acres

South Point, Airdrie, Alberta

Modern Living in the Heart of Airdrie – No Condo Fees!

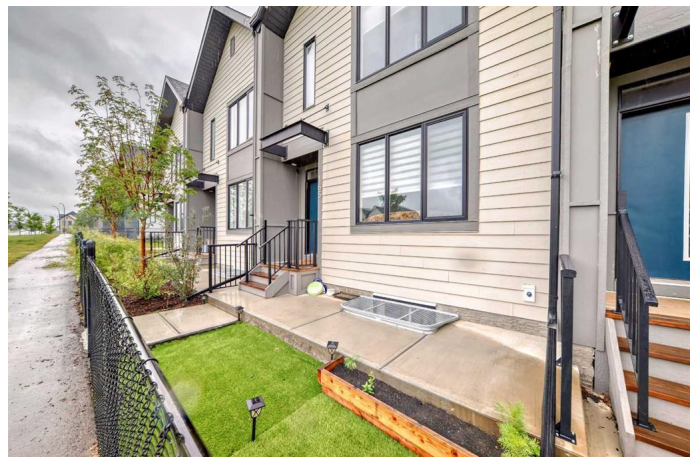
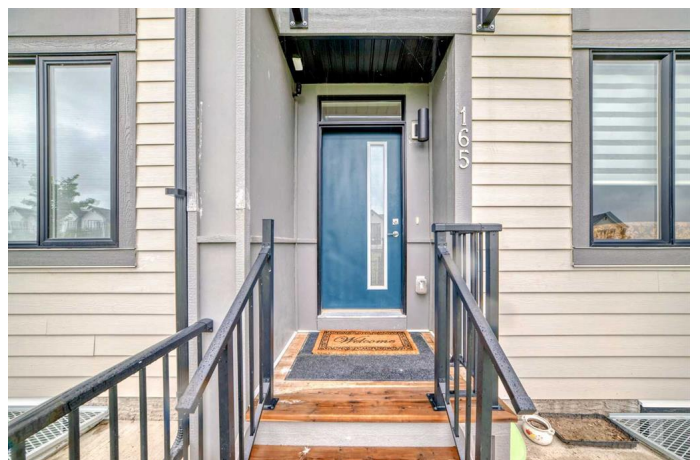
Welcome to this beautifully designed 2022-built center-unit row townhouse, where style, energy efficiency, and location come together in perfect harmony. With no condo fees, this move-in-ready home offers exceptional value in one of Airdrie's most family-friendly communities—just steps from parks, schools, and green spaces.

As a middle unit, it boasts superior insulation and lower utility costs, making it as smart as it is stylish. Inside, the bright white interior and low-maintenance laminate flooring create a clean, modern atmosphere throughout the open-concept main floor.

The stunning kitchen is a true highlight, featuring quartz countertops, stainless steel appliances, and plenty of storage—ideal for both everyday living and entertaining.

Upstairs, you'll find three spacious bedrooms, a dedicated laundry room, and a versatile office that can easily serve as a fourth bedroom. The primary suite overlooks a beautifully maintained greenspace and features a walk-in closet and private 4-piece ensuite. Two additional bedrooms share a full bathroom.

The semi-finished basement offers room to



grow”perfect for a rec room, home gym, or additional storage.

A rare bonus: a detached, insulated double garage plus a double parking pad, offering parking for up to four vehicles”perfect for busy households or guests.

This is your chance to enjoy modern design, energy savings, and a fantastic location”without condo fees”in a community that feels like home from day one.

Built in 2022

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2242922      |
| Price          | \$549,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,671         |
| Acres          | 0.05          |
| Year Built     | 2022          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 165 Southpoint Greenway Sw |
| Subdivision | South Point                |
| City        | Airdrie                    |
| County      | Airdrie                    |
| Province    | Alberta                    |
| Postal Code | T4B 5J3                    |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 4 |
|----------------|---|

|              |                                                |
|--------------|------------------------------------------------|
| Parking      | Double Garage Attached, Insulated, Parking Pad |
| # of Garages | 2                                              |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                                       |
| Appliances        | Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked |
| Heating           | Forced Air                                                                            |
| Cooling           | None                                                                                  |
| Has Basement      | Yes                                                                                   |
| Basement          | Full, Partially Finished                                                              |

### Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | BBQ gas line, Rain Gutters                       |
| Lot Description   | Back Lane, Back Yard, City Lot, Landscaped, Lawn |
| Roof              | Asphalt Shingle                                  |
| Construction      | Wood Frame                                       |
| Foundation        | Poured Concrete                                  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 16              |
| Zoning         | R2-T townhouse  |

### Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | Cash Back Real Estate Inc. |
|----------------|----------------------------|

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