

# \$525,000 - 308 South Point Square Sw, Airdrie

MLS® #A2214473

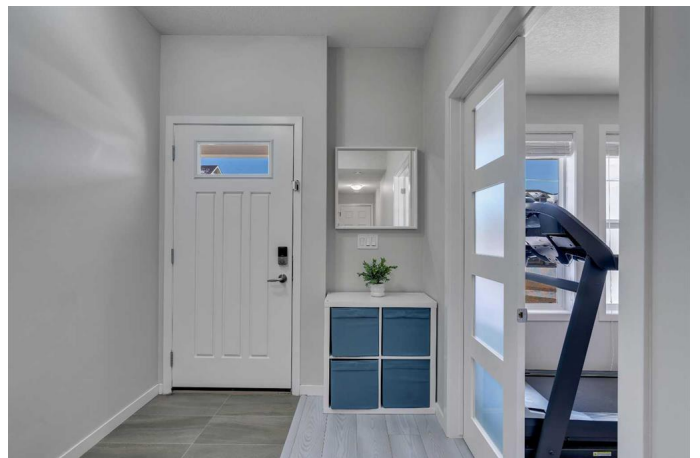
**\$525,000**

4 Bedroom, 4.00 Bathroom, 2,048 sqft

Residential on 0.05 Acres

South Point, Airdrie, Alberta

**\*RARE 4 BED TOWNHOUSE - EXCEPTIONAL END UNIT FACING A COURTYARD\*** Welcome to this 4-bedroom, 4-bathroom end-unit townhome, offering just over 2,000 sq ft of beautifully finished living space in one of Airdrie's most sought-after communities. With modern elegance, thoughtful functionality, and a prime corner location, this home is the perfect fit for families, professionals, and anyone seeking room to grow without sacrificing style or convenience. The entry-level/main floor is incredibly versatile and includes a bright bedroom and a 3-piece bathroom—perfect for a home office, guest suite, or a private space for a teen. You'll also find a spacious storage area, access to utilities, and a convenient entry to the double attached garage. This level offers privacy and flexibility, ideal for multi-generational living or working from home. Upstairs, the spacious living room is anchored by a cozy fireplace, while the dining area flows seamlessly into the large gourmet kitchen—complete with stainless steel appliances, sleek quartz cabinets, ample counter space, and a large island ideal for hosting friends or gathering with family. Step through to the private patio that opens onto a beautifully maintained courtyard—your perfect setting for summer barbecues or a quiet morning coffee. A 2-pc bath is tucked away on this level for convenience. Upstairs, your private retreat awaits. The primary bedroom features a spacious walk-in closet and a luxurious ensuite



with dual sinks and a sleek, modern design. Two additional bedrooms are generously sized, and the upper-level laundry room adds everyday convenience. The main bath completes the upper level, offering both comfort and functionality for a growing household. Situated in a vibrant, amenity-rich neighborhood, youâ€™ll enjoy close proximity to parks, tennis courts, playgrounds, top-rated schools, and everyday essentials. Whether you're relaxing at home, entertaining guests, or exploring the community, this townhome truly has it all.

Built in 2019

**Essential Information**

MLS® #	A2214473
Price	\$525,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,048
Acres	0.05
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	308 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	Double Garage Attached, Driveway, Garage Faces Rear
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Basement	None

### Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Lane, Low Maintenance Landscape, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	April 24th, 2025
Days on Market	4
Zoning	R3

### Listing Details

Listing Office	RE/MAX First
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