

# \$568,000 - 1117 Bayview Gardens Sw, Airdrie

MLS® #A2238903

**\$568,000**

4 Bedroom, 3.00 Bathroom, 1,836 sqft

Residential on 0.08 Acres

Bayview., Airdrie, Alberta

1117 Bayview Gardens SW, Airdrie â€“  
Move-in-ready, two-year-old 4-bedroom  
detached in the established enclave of  
Bayview Gardens.

Contemporary two-storey floor plan with a  
bright, open-concept main level that  
seamlessly integrates kitchen, dining, and  
living spacesâ€”tailor-made for family life and  
entertaining.

Full suite of stainless-steel appliances, quartz  
counters, and soft-close cabinetry in a kitchen  
that still feels brand-new.

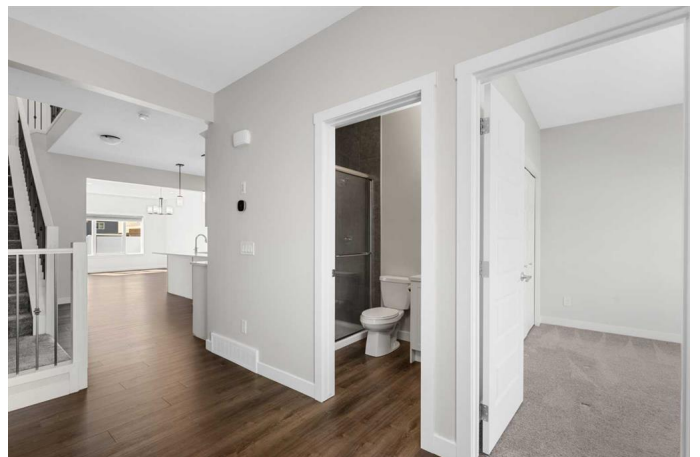
Four well-proportioned bedrooms on the upper  
floor, including a spacious primary with walk-in  
closet and ensuite.

Unfinished basement provides a clean slate for  
a future rec room, gym, or additional  
bedroomsâ€”roughed-in plumbing already in  
place.

Rear-lane access with a parking pad (no  
garage), leaving plenty of yard space for kids,  
pets, or a future detached garage if desired.

Landscaped front and back, with two seasons  
of growth already established, saving you the  
work and cost of new sod.

Meticulously maintained by a single tenant for  
the past two yearsâ€”professionally cleaned



and immediate-possession ready.

Steps to planned canalside pathways, playgrounds, and minutes to schools, grocery, and the growing amenity hub along Yankee Valley Blvd.

Ideal for first-time buyers seeking a nearly new home without the wait, investors looking for turn-key rental potential, or families who value modern design in a quiet, quickly maturing neighbourhood.

Call For a private showing or virtual tour link, please call, text, or email today.

Built in 2023

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2238903    |
| Price          | \$568,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,836       |
| Acres          | 0.08        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 1117 Bayview Gardens Sw |
| Subdivision | Bayview.                |
| City        | Airdrie                 |
| County      | Airdrie                 |
| Province    | Alberta                 |
| Postal Code | T4B5K3                  |

**Amenities**

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Open Floorplan                                                     |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                            |
| Cooling           | None                                                               |
| Has Basement      | Yes                                                                |
| Basement          | Full, Unfinished                                                   |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Other                           |
| Lot Description   | Back Yard                       |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 12th, 2025 |
| Days on Market | 25              |
| Zoning         | RI-1            |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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