

# \$474,900 - 853 South Point Gate Sw, Airdrie

MLS® #A2242748

**\$474,900**

3 Bedroom, 3.00 Bathroom, 1,571 sqft

Residential on 0.07 Acres

South Point, Airdrie, Alberta

This stunning CORNER-LOT home with NO condo fees in the sought-after community of Southpoint, Airdrie. With a WEST-FACING BACKYARD, this home is filled with natural light and offers beautiful evening sunsets. The main level features a bright open-concept layout with a modern kitchen—complete with quartz countertops, stainless steel appliances, tile backsplash, and a large center island—perfect for everyday living and entertaining.

Upstairs offers a BONUS ROOM, a sunny primary bedroom with walk-in closet and ensuite, plus two additional bedrooms. This home includes 9'™ ceilings, energy-efficient windows, high-efficiency furnace, and a full unfinished basement with bathroom rough-ins. Features a 2-car asphalt and concrete parking pad at the back, offering future potential to build a garage. Brand new window blinds throughout the home.

Ideally located just steps from Northcott Prairie School, nearby parks, and playgrounds. The new Southpoint Commercial Plaza is just minutes away and features grocery, dining, daycare services, salons, and more.

You're also close to Airdrie's major retail and commercial hub, home to Walmart, Home Depot, major banks, popular restaurants, and a wide range of everyday amenities. Enjoy quick access to the 40th Avenue interchange, connecting directly to Deerfoot and Stoney Trail—putting CrossIron



Mills Mall just 10 minutes away and downtown  
Calgary under 30 minutes

An ideal location for families and commuters  
alike—this home blends comfort,  
convenience, and community. Book your  
showing today!

Built in 2024

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2242748      |
| Price          | \$474,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,571         |
| Acres          | 0.07          |
| Year Built     | 2024          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 853 South Point Gate Sw |
| Subdivision | South Point             |
| City        | Airdrie                 |
| County      | Airdrie                 |
| Province    | Alberta                 |
| Postal Code | T4B0X2                  |

**Amenities**

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Parking Pad, Rear Drive |

**Interior**

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Quartz Counters, Walk-In |
|-------------------|-----------------------------------------------------------|

|              |                                                                                        |
|--------------|----------------------------------------------------------------------------------------|
|              | Closet(s)                                                                              |
| Appliances   | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating      | Central                                                                                |
| Cooling      | None                                                                                   |
| Has Basement | Yes                                                                                    |
| Basement     | Full, Unfinished                                                                       |

## Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Private Yard                                                  |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Landscaped, Street Lighting |
| Roof              | Asphalt Shingle                                               |
| Construction      | Concrete, Vinyl Siding                                        |
| Foundation        | Poured Concrete                                               |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 20              |
| Zoning         | R2-T            |

## Listing Details

|                |          |
|----------------|----------|
| Listing Office | Amovista |
|----------------|----------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.