\$499,000 - 3131 Windsong Boulevard Sw, Airdrie

MLS® #A2216461

\$499,000

3 Bedroom, 3.00 Bathroom, 1,368 sqft Residential on 0.04 Acres

Windsong, Airdrie, Alberta

Welcome to 3131 Windsong Blvd SW â€" a bright and beautifully maintained two-storey attached home in the heart of family-friendly Airdrie. Boasting nearly 1,400 sqft of stylish living space, this home offers the perfect blend of comfort, functionality, and low-maintenance living.

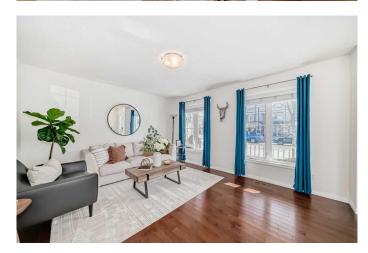
Step into a warm and welcoming main floor featuring gleaming hardwood floors, a spacious living area filled with natural light, a half bath for your convenience, and a modern open-concept kitchen with sleek stainless steel appliances, rich cabinetry, and a convenient breakfast bar. The dining space is ideal for both everyday meals and entertaining!

Upstairs, you'II discover a large bonus room â€" perfect as a home office, TV lounge, or play space â€" along with 2 generously sized bedrooms (3rd bedroom can be found in the basement) and a well-appointed main bathroom. The Primary bedroom also boast a walk-in closet and an ensuite to make your mornings an easier start to the day. The west-facing, large upper deck above the attached double garage offers a private outdoor retreat, ideal for sunny afternoon lounging or evening BBQs - the perfect way to end the work day or start the weekend!

This home is ideally situated just steps from parks, future SW Arena, walking paths, shopping, and schools â€" everything







today's busy couple or family needs within easy reach. Whether you're a first-time buyer, a professional couple seeking low-maintenance living, or a savvy investor eyeing a future rental, this home checks all the boxes.

Don't miss your opportunity to live in one of Airdrie's most walkable communities with incredible value and thoughtful design throughout!

Built in 2012

Essential Information

MLS® # A2216461 Price \$499,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,368 Acres 0.04

Year Built 2012

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

Community Information

Address 3131 Windsong Boulevard Sw

Subdivision Windsong
City Airdrie

County Airdrie
Province Alberta

Postal Code T4B 3T3

Amenities

Parking Spaces 2

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Laminate Counters, Pantry, Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood

Fan, Refrigerator, Washer

Heating Forced Air

Cooling None Fireplace Yes

of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Full, Partially Finished

Exterior

Exterior Features Balcony

Lot Description Back Lane, Paved, Rectangular Lot, Street Lighting

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 7th, 2025

Days on Market 2

Zoning R2-T

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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