

# \$479,900 - 853 South Point Gate Sw, Airdrie

MLS® #A2242748

**\$479,900**

3 Bedroom, 3.00 Bathroom, 1,571 sqft

Residential on 0.07 Acres

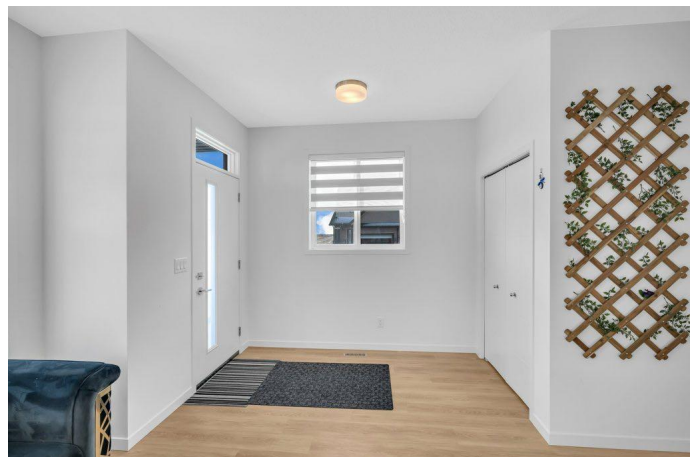
South Point, Airdrie, Alberta

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	\$479,900
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
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	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	2
Zoning	R2-T

## Listing Details

Listing Office	Amovista
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