

# \$609,900 - 445 South Point Glen Sw, Airdrie

MLS® #A2256400

## \$609,900

4 Bedroom, 4.00 Bathroom, 1,646 sqft

Residential on 0.07 Acres

South Point, Airdrie, Alberta

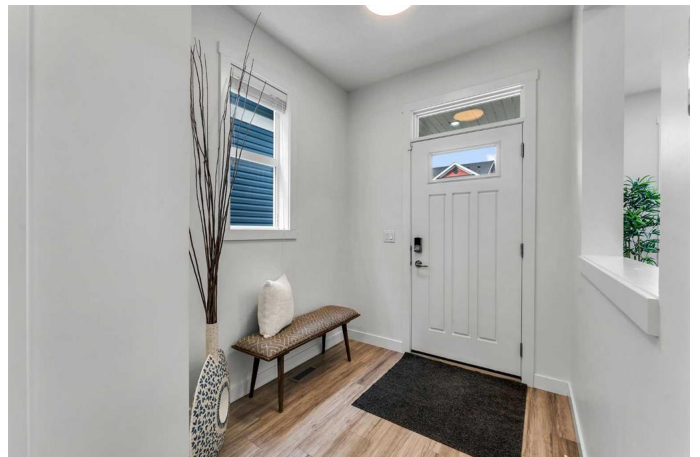
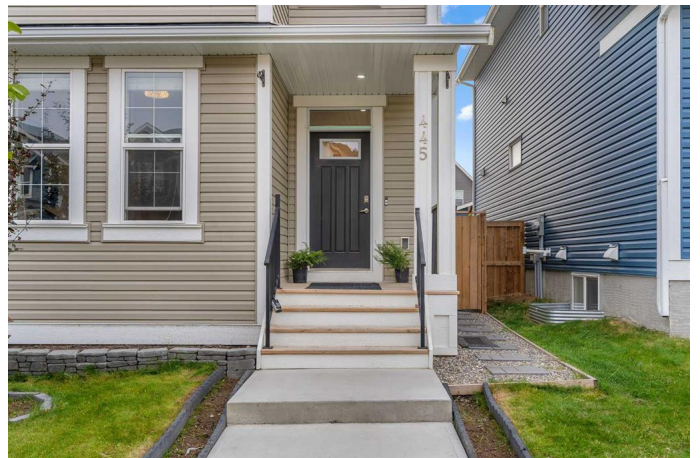
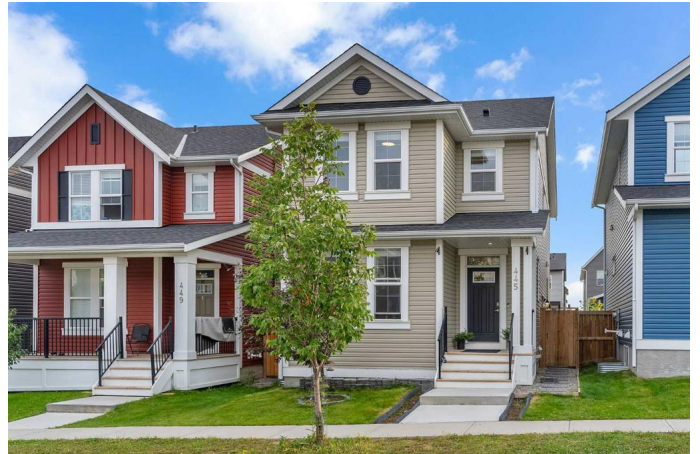
Only 300m from the school and playground, this South Point home sits on a quiet street with back alley access. The property offers a double car garage, a well-kept backyard, and a deck ready for summer evenings. Inside, there are 3 bedrooms and 2.5 bathrooms, giving families the right amount of space without feeling crowded.

The basement illegal suite is currently rented for \$1,100/month with tenants on a month-to-month basis—a simple way to offset your mortgage or create extra income. A practical home that combines everyday comfort with smart investment potential.

Built in 2020

## Essential Information

MLS® #	A2256400
Price	\$609,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,646
Acres	0.07
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active



## Community Information

Address	445 South Point Glen Sw
Subdivision	South Point
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 0K2

## Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Closet Organizers, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

## Exterior

Exterior Features	BBQ gas line, Private Entrance
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 12th, 2025
Days on Market	1
Zoning	R1-L

## Listing Details

Listing Office	eXp Realty
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