

\$440,000 - 3140 Windsong Boulevard Sw, Airdrie

MLS® #A2269728

\$440,000

3 Bedroom, 3.00 Bathroom, 1,334 sqft

Residential on 0.03 Acres

Windsong, Airdrie, Alberta

Open House, Nov 15, 12-2 pm. Welcome to the heart of southwest Airdrie – where convenience meets comfort!

Located just off the new 40th Avenue interchange, this beautifully maintained 2012 row townhouse offers quick and easy access to everything Airdrie and Calgary have to offer. You™ll love being just minutes from Windsong School, Coopers Crossing Shopping Centre, CrossIron Mills Mall, and the Calgary Airport – the perfect location for busy families and commuters alike.

This NO CONDO FEE home is individually titled and features a double attached garage and low-maintenance yard. Inside, you™re greeted with elegant hardwood floors and an open-concept main level that flows seamlessly between the kitchen, dining, and living areas – perfect for entertaining or relaxing at home.

Upstairs, enjoy a spacious bonus room with access to your private balcony above the garage, ideal for morning coffee or evening sunsets. The primary bedroom includes a private ensuite, while two additional bedrooms and a 4-piece bath complete the upper level.

The unfinished basement with a rough-in for a future bathroom provides the perfect opportunity to expand your living space as your family grows.



Come experience this vibrant and accessible area of Airdrie – your new home awaits!

Built in 2012

Essential Information

MLS® #	A2269728
Price	\$440,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,334
Acres	0.03
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	3140 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	No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Central
Cooling	None

Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 11th, 2025
Days on Market	7
Zoning	R2-T

Listing Details

Listing Office	CIR Realty
----------------	------------

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.