

# \$465,000 - 168 Bayside Point Sw, Airdrie

MLS® #A2176679

**\$465,000**

3 Bedroom, 4.00 Bathroom, 1,334 sqft  
Residential on 0.03 Acres

Bayside, Airdrie, Alberta

Welcome to this charming townhouse in the highly desirable Bayside neighbourhood of Airdrie—ideal for first-time homebuyers, young families, or investors looking for a turnkey property with excellent rental income potential! This beautifully maintained home is perfectly suited to a variety of buyers, and is fully rented—offering a steady cash flow for investors, or the potential to move in at the end of the current lease. Located in a prime spot, this townhouse backs onto a peaceful canal, providing serene views and a tranquil environment that can be enjoyed year-round. With modern finishes and a fully finished walk-out basement, the home offers comfort and style for residents. The open-concept main floor layout allows natural light to flood the space, creating a warm and inviting atmosphere. The property's location is perfect for families, with local schools, amenities, scenic walking trails and even a daycare/preschool just a stone's throw away! Whether you're looking for a home to grow into, or an investment that can generate income while offering a great lifestyle, this townhouse has it all. With reliable tenants already in place, you can enjoy a hassle-free, low-maintenance investment from day one. Don't miss the opportunity to own this fantastic property in the sought-after Bayside neighborhood—whether you're buying your first home or expanding your portfolio!



Built in 2006

## Essential Information

MLS® #	A2176679
Price	\$465,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,334
Acres	0.03
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	168 Bayside Point Sw
Subdivision	Bayside
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2Z2

## Amenities

Amenities	Other
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	Stone Counters, Vinyl Windows, No Animal Home, No Smoking Home, Recessed Lighting, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Washer, Electric Stove, Induction Cooktop, Microwave Hood Fan, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes

Basement Full, Suite, Walk-Out

## Exterior

Exterior Features BBQ gas line

Lot Description Lawn, Backs on to Park/Green Space, Low Maintenance Landscape, Landscaped

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

## Additional Information

Date Listed November 14th, 2024

Days on Market 120

Zoning DC-8

## Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.