

# \$459,000 - 783 South Point Heath Sw, Airdrie

MLS® #A2199202

**\$459,000**

2 Bedroom, 3.00 Bathroom, 1,533 sqft  
Residential on 0.02 Acres

South Point, Airdrie, Alberta

Location, Location, Location â€” The Best Deal at \$459K in Airdrie! BRAND NEW | NO CONDO FEES | MOVE-IN READY | ATTACHED GARAGE | 1,533 SQ. FT. | WALKING DISTANCE TO SCHOOL | NEARBY SHOPPING COMPLEX | AIRDRIEâ€™S BEST ACCESS TO DEERFOOT TRAIL VIA 40TH AVE â€” SAVE TIME ON YOUR COMMUTE TO CALGARY. Welcome to this stunning, never-lived-in UPGRADED townhouse. Step into a spacious foyer with plenty of room for everyone. A bedroom-sized den, along with two additional bedrooms on the same level. The open-concept main floor boasts a sleek, modern kitchen with a massive quartz island, premium cabinetry, and high-end LVP flooring, seamlessly connecting to a bright dining area with a beautiful chandelier and a spacious living roomâ€”perfect for entertaining. A powder room adds convenience. Step outside to a covered balcony with a gas line, ideal for year-round BBQs. Upstairs, the primary suite features his & her closets and a spa-inspired ensuite with dual sinks and a standing shower. A second bedroom, a full bath with dual sinks, bedroom-sized den, and a convenient front-load laundry room complete the upper level. The oversized attached garage, along with a driveway and ample street parking, ensures plenty of space for vehicles. Located just minutes from schools, parks, Deerfoot Trail, shopping, and CrossIron Mall, with the upcoming South Point Village commercial



complex adding even more convenience, this energy-efficient home is the perfect blend of style, functionality, and location. Don't miss this incredible opportunity—book your showing today!

Built in 2024

### Essential Information

MLS® #	A2199202
Price	\$459,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,533
Acres	0.02
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	783 South Point Heath Sw
Subdivision	South Point
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B5H7

### Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage
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Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Range
Heating	Central
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Balcony, BBQ gas line
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 12th, 2025
Days on Market	1
Zoning	R-BTB

### **Listing Details**

Listing Office	Real Broker
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