

# \$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

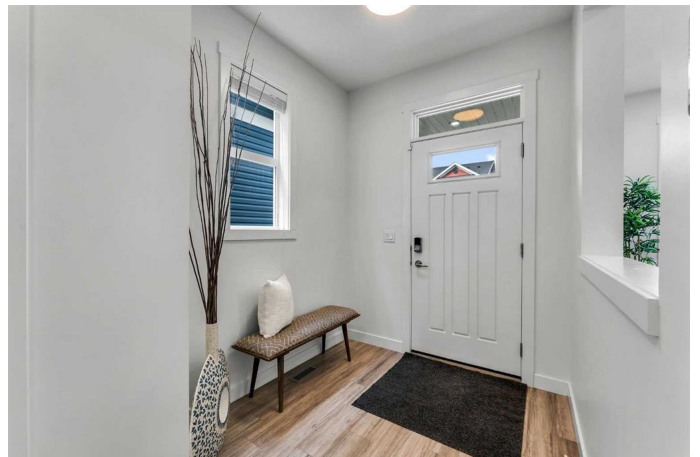
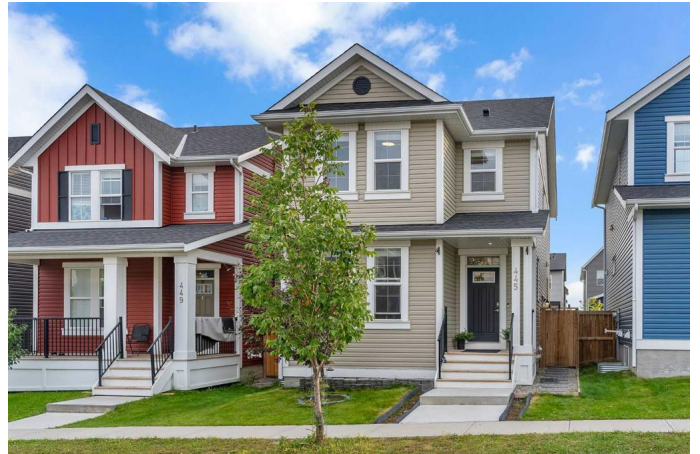
Only 300m from the school and playground, this South Point home sits on a quiet street with back alley access. The property offers a double car garage, a well-kept backyard, and a deck ready for summer evenings. Inside, there are 3 bedrooms and 2.5 bathrooms, giving families the right amount of space 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 | 4                    |
| Zoning         | R1-L                 |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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