

# \$509,900 - 17 Southwinds Link Sw, Airdrie

MLS® #A2215008

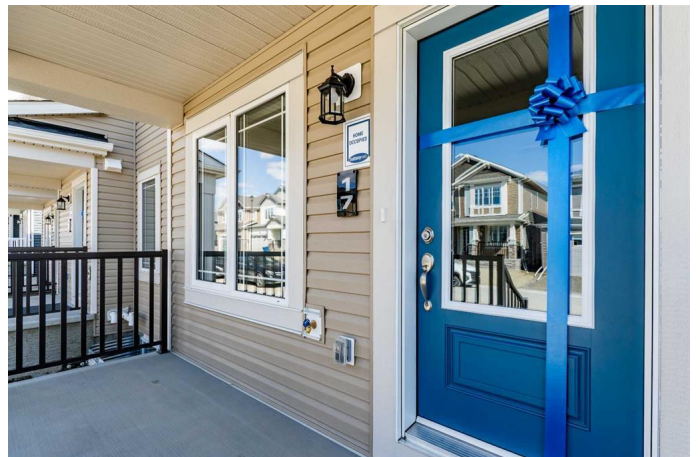
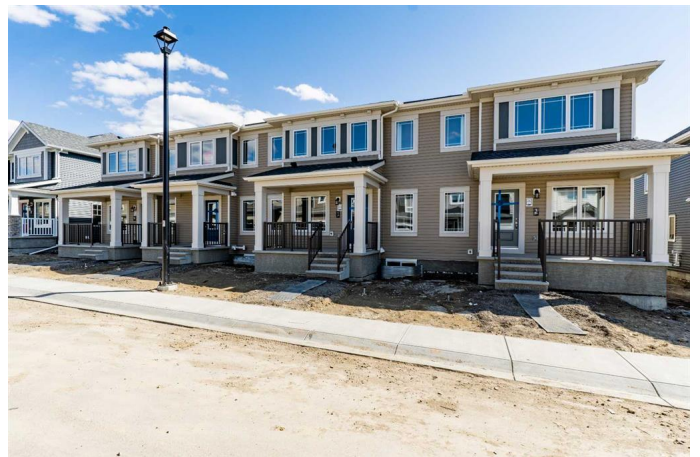
**\$509,900**

3 Bedroom, 3.00 Bathroom, 1,400 sqft

Residential on 0.03 Acres

Southwinds, Airdrie, Alberta

BRAND NEW | NO CONDO FEE | 3 BEDROOMS | 2.5 BATHROOMS | DOUBLE ATTACHED GARAGE | Welcome to this NEW beautifully designed 2-storey NO CONDO FEE townhome in the sought-after community of SOUTHWINDS in AIRDRIE! Offering a front porch ,3 spacious bedrooms, 2.5 bathrooms, Triple Glazed Windows, Wireless light controls and a double attached garage with unfinished basement, this home is perfect for families and professionals alike. Step inside to a bright, open-concept main floor featuring stylish LVP flooring throughout. The modern kitchen is equipped with quartz countertops, upgraded stainless steel appliances, and a generous dining area, perfect for entertaining. A cozy living room and convenient half bath complete the space. Upstairs, you'll find a generous sized primary bedroom with a 4-piece ensuite and a walk in closet, two additional well-sized bedrooms, a second full bathroom, and a large balcony—ideal for relaxing with your morning coffee. The unfinished basement comes with plumbing rough ins for potential future development. This home also comes with a 200-amp panel, EV charging rough in, and solar panel rough-in. Nestled in a family-friendly community, this home is short distance from shopping, ponds and Highway. Enjoy the charming front porch, upper-floor laundry, and the convenience of NO condo fees! Don't miss out—schedule your showing today!



Built in 2025

Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2215008      |
| Price          | \$509,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,400         |
| Acres          | 0.03          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 17 Southwinds Link Sw |
| Subdivision | Southwinds            |
| City        | Airdrie               |
| County      | Airdrie               |
| Province    | Alberta               |
| Postal Code | T4B 5L5               |

Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

Interior

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island   |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air   |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Lot Description   | Back Lane       |
| Roof              | Asphalt Shingle |
| Construction      | Mixed           |
| Foundation        | Poured Concrete |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 3                |
| Zoning         | R2-T             |

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.