

# \$458,000 - 783 South Point Heath Sw, Airdrie

MLS® #A2199202

**\$458,000**

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

South Point, Airdrie, Alberta

UNBEATABLE VALUE AT \$458,000 IN AIRDRIE! NO CONDO FEES | BRAND NEW | NEVER LIVED IN | BEDROOM-SIZED DEN | ATTACHED GARAGE | 1,533 SQ. FT. | WALKING DISTANCE TO SCHOOL | PRIME ACCESS TO DEERFOOT VIA 40TH AVE. Welcome to this stunning, never-occupied upgraded townhouse—a perfect blend of modern elegance and everyday convenience. Step into a spacious foyer that welcomes you with warmth and functionality. The open-concept main floor is designed for effortless entertaining, featuring a sleek quartz kitchen island, premium cabinetry, and high-end LVP flooring. A stylish chandelier illuminates the bright dining area, while the spacious living room flows seamlessly onto a COVERED BALCONY WITH A GAS LINE—IDEAL FOR YEAR-ROUND BBQs. A convenient powder room completes this level. Upstairs, the PRIMARY SUITE is a true retreat, offering HIS & HER CLOSETS and a SPA-INSPIRED ENSUITE with DUAL SINKS and a STANDING SHOWER. Another LARGE BEDROOM, a SECOND FULL BATH WITH DUAL SINKS, a BEDROOM-SIZED DEN, perfect for a home office, guest room, or flex space and a FRONT-LOAD LAUNDRY ROOM round out the upper level. Parking is a breeze with an OVERSIZED ATTACHED GARAGE, a FULL DRIVEWAY, and AMPLE STREET PARKING. Located just MINUTES FROM SCHOOLS, PARKS, SHOPPING, AND CROSSIRON MALL, with QUICK ACCESS TO



DEERFOOT TRAIL and the FUTURE SOUTH POINT VILLAGE COMMERCIAL COMPLEX, this home is the ULTIMATE COMBINATION OF STYLE, FUNCTIONALITY, AND LOCATION. MOVE-IN READYâ€™SCHEDULE YOUR SHOWING TODAY!

Built in 2024

### Essential Information

MLS® #	A2199202
Price	\$458,000
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
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Range, Refrigerator, Washer
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	20
Zoning	R-BTB

### **Listing Details**

Listing Office	Real Broker
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