

# **\$530,000 - 1607 Summerfield Boulevard Se, Airdrie**

MLS® #A2203883

**\$530,000**

4 Bedroom, 2.00 Bathroom, 1,075 sqft

Residential on 0.03 Acres

Summerhill, Airdrie, Alberta

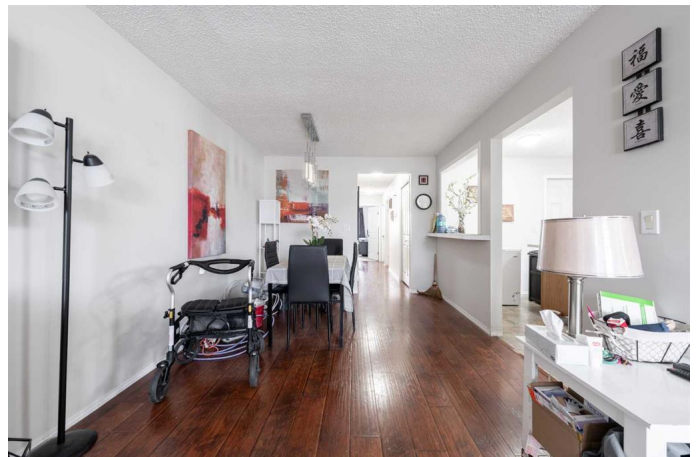
Golden opportunity to own a cash flowing income property!! This well-maintained home in the desirable community of Summerfield offers an exceptional investment opportunity. Featuring a spacious upper level with three bedrooms and a full 4-piece bathroom, good size kitchen with an eating island and spacious and bright living room- this property is designed for comfortable living. The lower illegal suite includes one bedroom, an office, a spacious kitchen with an open cheery and bright living area and dining, with its own laundry facilities, ensuring privacy and independence for tenants or extended family.

Each floor is fully equipped with its own kitchen and laundry, making it ideal for generating rental income or multi-generational living.

Located in Summerfield, Airdrie, this property offers a quiet, family-friendly neighborhood with easy access to Nose Creek park, schools, and local amenities. Plus, with convenient routes to major roadways, commuting to Calgary and surrounding areas is a breeze.

This is an ideal property for anyone seeking an income-generating investment or a spacious home with plenty of flexibility.\*\* Has zoning DC-16A

This one isn't going to last!!



Built in 1981

### Essential Information

MLS® #	A2203883
Price	\$530,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,075
Acres	0.03
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	1607 Summerfield Boulevard Se
Subdivision	Summerhill
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 1C7

### Amenities

Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	Laminate Counters, Separate Entrance
Appliances	Electric Range, Refrigerator, Washer/Dryer, Washer/Dryer Stacked
Heating	Natural Gas, Central
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

### Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Private,

	Square Shaped Lot, Zero Lot Line
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	15
Zoning	DC-16-A

### **Listing Details**

Listing Office	CIR Realty
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