

41 Alpine Crescent SE
Airdrie, Alberta**MLS # A2215235****\$490,000**

Division:	Airdrie Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,030 sq.ft.	Age:	1977 (48 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	RV Access/Parking, Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane		

Heating: Forced Air**Floors:** Carpet, Hardwood, Linoleum**Roof:** Asphalt Shingle**Basement:** Finished, Full**Exterior:** Vinyl Siding, Wood Frame**Foundation:** Poured Concrete**Features:** See Remarks**Water:** -**Sewer:** -**Condo Fee:** -**LLD:** -**Zoning:** R1**Utilities:** -**Inclusions:** TV wall mount

This fully developed bungalow in Airdrie Meadows is currently rented and offers a great opportunity for first-time investors. Located in a mature, well-established neighbourhood, it combines functional living space with recent updates and long-term potential. The kitchen is spacious and practical, featuring plenty of cabinetry, generous counter space, and newer appliances. French doors open to a large, south-facing backyard with a deck that's great for outdoor living. The living room includes a cozy corner stone-faced wood-burning fireplace for added character. The primary bedroom features a 4-piece ensuite with natural light and a walk-in closet. Downstairs, there's a large family room and two additional rooms that work well as bedrooms, offices, or flex spaces—adaptable to suit tenant needs. Additional highlights include a brand new furnace (April 2025), RV parking, and a detached heated garage measuring 13'4" x 21'—perfect for parking, storage, or workspace. Whether you're looking to start or grow your portfolio, this is a solid rental property in a great Airdrie location. Contact us for more details or to arrange a showing.