

**763 South Point Heath SW  
Airdrie, Alberta**
**MLS # A2246674**


# \$449,900

<b>Division:</b>	South Point		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,551 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-BTB
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** None

Welcome to this fairly new and maintained FREEHOLD townhome with NO CONDO FEES &mdash; an ideal opportunity for first-time home buyers! This 2-bedroom plus den , 2.5-bathroom home offers the perfect blend of comfort, functionality, and ownership freedom&mdash;no condo board, no monthly fees, and long-term value! Step into a bright, open-concept main floor featuring a modern kitchen with stainless steel appliances, stone countertops, upgraded backsplash, and a large peninsula&mdash;perfect for cooking, gathering, and entertaining. The living and dining areas are filled with natural light and lead to a private balcony, perfect for fresh air and summer BBQs. The upper level boasts a serene primary suite with an ensuite and ample closet space, a second bedroom for kids or guests, and a versatile flex room ideal for a home office, playroom, or hobby space&mdash;all on the same level. Enjoy everyday convenience with a main floor powder room, attached garage, and extra driveway parking. Location is everything&mdash;this home offers prime access to the new 40th Avenue connector and Deerfoot Highway, making commutes to Calgary and nearby amenities incredibly easy. You're also close to schools, parks, ponds, and both existing and upcoming retail, including CrossIron Mills. This move-in-ready freehold townhome is perfect for first-time buyers, downsizers, or investors looking for value, space, and unbeatable location&mdash;without the burden of condo fees!