

**445 South Point Glen SW
Airdrie, Alberta**

MLS # A2256400



\$609,900

Division:	South Point		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,646 sq.ft.	Age:	2020 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Quartz Counters, Walk-In Closet(s)		

Inclusions: Basement appliances - washer, dryer, electric range, refrigerator

Only 300m from the school and playground, this South Point home sits on a quiet street with back alley access. The property offers a double car garage, a well-kept backyard, and a deck ready for summer evenings. Inside, there are 3 bedrooms and 2.5 bathrooms, giving families the right amount of space without feeling crowded. The basement illegal suite is currently rented for \$1,100/month with tenants on a month-to-month basis—a simple way to offset your mortgage or create extra income. A practical home that combines everyday comfort with smart investment potential.