

\$449,900 - 763 South Point Heath Sw, Airdrie

MLS® #A2246674

\$449,900

2 Bedroom, 3.00 Bathroom, 1,551 sqft

Residential on 0.02 Acres

South Point, Airdrie, Alberta

Welcome to this fairly new and maintained FREEHOLD townhome with NO CONDO FEES – 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 – 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 – 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 – all on the same level. Enjoy everyday convenience with a main floor powder room, attached garage, and extra driveway parking. Location is everything – 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”without the burden of condo fees!

Built in 2024

Essential Information

MLS® #	A2246674
Price	\$449,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,551
Acres	0.02
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	763 South Point Heath Sw
Subdivision	South Point
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 5H7

Amenities

Parking Spaces	2
Parking	Concrete Driveway, Single Garage Attached
# of Garages	2

Interior

Interior Features	Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator,

	Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Level
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 7th, 2025
Days on Market	17
Zoning	R-BTB

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.