

# \$699,499 - 165 Hillcrest Drive Sw, Airdrie

MLS® #A2263915

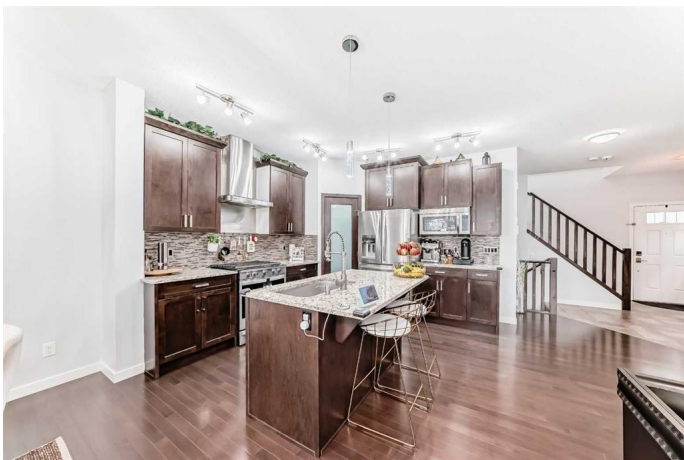
**\$699,499**

4 Bedroom, 4.00 Bathroom, 1,938 sqft  
Residential on 0.10 Acres

Hillcrest, Airdrie, Alberta

( NEW SELLER INCENTIVE of \$3,000 to BUYERS for legal or moving costs. ) A remarkable opportunity awaits you. Welcome to 165 Hillcrest Drive SW, Airdrie – This spectacular home is in a very central location, mere steps from parks, pathways, schools & more. A home that blends family comfort with modern upgrades, in one of the Top 5 most desirable communities in Airdrie. This 2-storey with nearly 2,500 sq. ft. of developed space offers all the style, space, and versatility today’s families are looking for. The main floor sets the tone with a bright, open kitchen–dining–living area. Rich espresso cabinetry, quartz countertops, and a working island create the perfect hub for family meals and entertaining. Chefs will love the gas oven and corner pantry for added storage. The living room easily fits a large sectional and features a cozy gas fireplace. Step outside to a partially covered deck, with gas hookup for your BBQ – ideal for year-round barbecuing and relaxing evenings. A practical mudroom and 2-piece bath complete this level. The heated 2 car attached garage adds security, comfort and convenience. Upstairs, you’ll find a spacious bonus room – the perfect retreat for movie nights or a kids’ hangout. Full-size laundry (with floor drain for peace of mind) sits conveniently on the same floor as three bedrooms. The primary suite is a true retreat with a spa-like 5-piece ensuite and a large walk-in closet. Make your way downstairs to the finished basement ( with

| 165 Hillcrest Drive SW, Airdrie ( A2663915 )                 |           |                 |           |
|--------------------------------------------------------------|-----------|-----------------|-----------|
| Financing Scenarios                                          |           |                 |           |
| Asking price                                                 | \$699,999 | Taxes per month | \$369     |
| Interest Rate                                                | 4.39%     | Amortization    | 25 years  |
|                                                              | Option 1  | Option 2        | Option 3  |
| Percentage Down                                              | 5%        | 10%             | 20%       |
| Down Payment \$\$                                            | \$35,000  | \$70,000        | \$140,000 |
| First Mortgage                                               | \$664,999 | \$629,999       | \$559,999 |
| CMHC or GE fee                                               | \$23,940  | \$15,120        | \$0       |
| Total financing                                              | \$688,939 | \$645,119       | \$559,999 |
| Monthly Tax                                                  | \$369     | \$369           | \$369     |
| P.I.T. total per month<br>principal/interest/taxes           | \$4,140   | \$3,900         | \$3,434   |
| Minus Suite Income                                           | -\$1,500  | -\$1500         | -\$1500   |
| Monthly Payments<br>( Utilities Extra )                      | \$2,640   | \$2,400         | \$1,934   |
| ( verify exact numbers with a professional Mortgage Broker ) |           |                 |           |



permits ) that boasts your 1 bedroom, Illegal Suite with a 4 pc bath, living room area, separate laundry and the "walk out to grade" entry. As an "AIRBnB" or home for your Adult children or Aging parent, this feature can help your finances and your Soul. With extras like a High efficiency furnace high "e" hot water tank, and central A/C, this home is as functional as it is beautiful. And all of this is located in Hillcrest, one of Airdrie's most desirable family communities close to schools, parks, pathways, and quick access to Calgary. The perfect family 4 bedroom home . Live in classy comfort and generate income.

Built in 2015

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2263915    |
| Price          | \$699,499   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,938       |
| Acres          | 0.10        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 165 Hillcrest Drive Sw |
| Subdivision | Hillcrest              |
| City        | Airdrie                |
| County      | Airdrie                |
| Province    | Alberta                |
| Postal Code | T4B 0Y8                |

## Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Parking Spaces | 4                                               |
| Parking        | Double Garage Attached, Driveway, Heated Garage |
| # of Garages   | 2                                               |

## Interior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub                   |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings, Gas Oven |
| Heating           | Forced Air                                                                                                                                |
| Cooling           | Central Air                                                                                                                               |
| Fireplace         | Yes                                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                                         |
| Fireplaces        | Gas, Glass Doors, Tile                                                                                                                    |
| Has Basement      | Yes                                                                                                                                       |
| Basement          | Full                                                                                                                                      |

## Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | BBQ gas line, Private Yard  |
| Lot Description   | Back Yard, Landscaped, Lawn |
| Roof              | Asphalt Shingle             |
| Construction      | Vinyl Siding, Wood Frame    |
| Foundation        | Poured Concrete             |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 28                 |
| Zoning         | R1-U               |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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