

# \$417,000 - 176 Windstone Link Sw, Airdrie

MLS® #A2248276

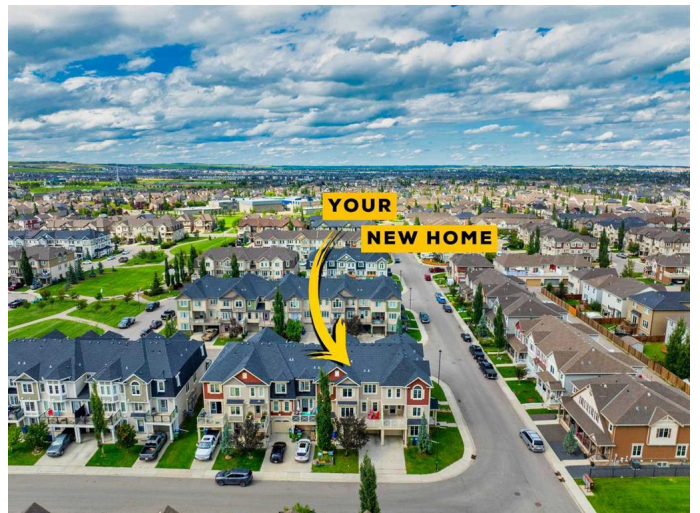
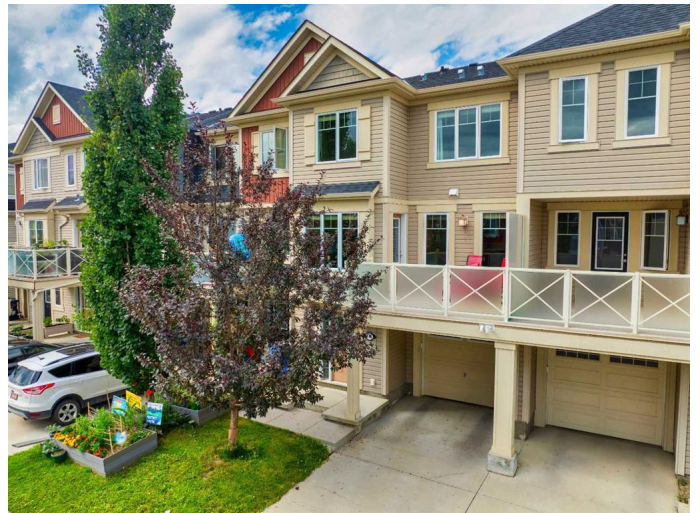
**\$417,000**

2 Bedroom, 3.00 Bathroom, 1,345 sqft

Residential on 0.02 Acres

Windsong, Airdrie, Alberta

Fantastic opportunity to own this beautiful, bright 2-bedroom, 2.5-bath townhouse with NO CONDO FEES, perfectly situated on a quiet street across from a park and just steps away from schools, amenities, and Chinook Winds Park. Upon entering, youâ€™ll be welcomed by a spacious front foyer and the convenience of a large laundry room, along with direct access to the single attached garage. The main floor features an open-concept layout that flows from the living room to the kitchen and dining area. The kitchen is equipped with stainless steel appliances, ideal for any culinary enthusiast, and a breakfast bar perfect for casual dining. From the dining area, step onto the south-facing deck â€“ the perfect spot for outdoor entertaining or enjoying your morning coffee in the sunshine. A convenient 2-piece bathroom completes this level. Upstairs, youâ€™ll find plush carpeting throughout, two generously sized bedrooms, and two bathrooms, including a private ensuite in the primary bedroom for added comfort and convenience. This homeâ€™s location offers quick access to Calgary Airport, CrossIron Mills Mall, the QEII Highway, and is close to schools, parks, amenities, and scenic pathways â€“ making it an ideal choice for families and professionals alike. With the option to include furnishings, this property also presents an incredible opportunity for investors looking for a turnkey rental. Donâ€™t miss your chance to call this stunning townhouse your new home!



Built in 2013

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2248276      |
| Price          | \$417,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,345         |
| Acres          | 0.02          |
| Year Built     | 2013          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 176 Windstone Link Sw |
| Subdivision | Windsong              |
| City        | Airdrie               |
| County      | Airdrie               |
| Province    | Alberta               |
| Postal Code | T4B 3X5               |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

## Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Open Floorplan, Pantry, See Remarks                                    |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                            |
| Cooling           | None                                                                                  |
| Basement          | None                                                                                  |

## Exterior

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

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 12                |
| Zoning         | R-BTB             |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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