

# \$419,900 - 116 Windstone Mews Sw, Airdrie

MLS® #A2227093

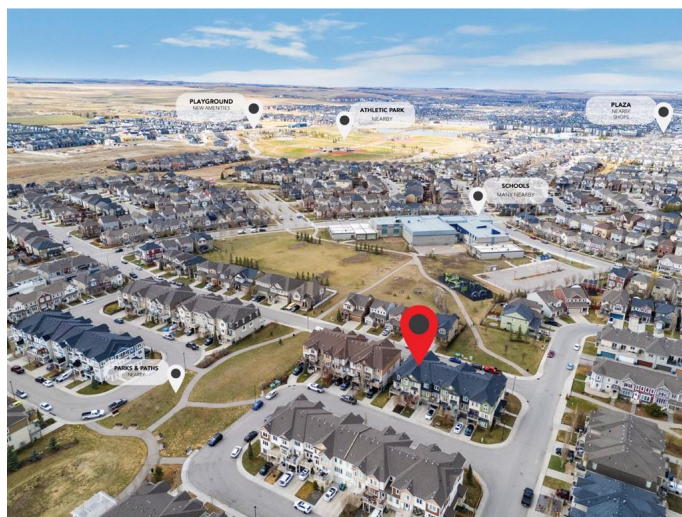
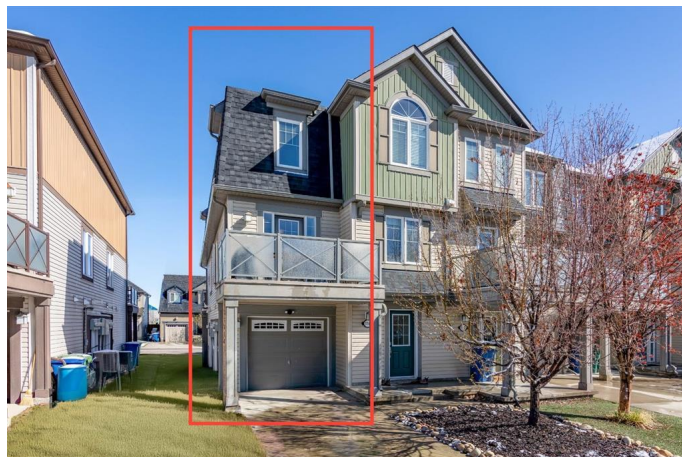
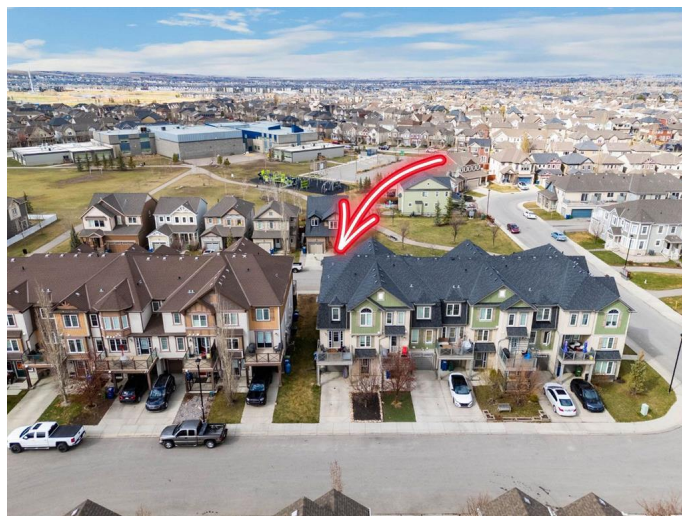
**\$419,900**

2 Bedroom, 2.00 Bathroom, 1,433 sqft

Residential on 0.03 Acres

Windsong, Airdrie, Alberta

**\*\*SOUTH FACING - NO CONDO FEE -NEW FLOORING - CORNER UNIT\*\*** Welcome to this beautifully updated, move-in-ready CORNER UNIT townhome on a quiet street in desirable SW Airdrie. With NO CONDO FEES, this home is perfect for first-time buyers, downsizers, or investors looking for excellent value. Enjoy the fresh feel, BRAND NEW LUXURY VINYL PLANK, NEW CARPET on stairs and NEW LUXURY VINYL TILE in the bathrooms. As a corner unit, this home is filled with natural light and offers enhanced privacy. The entry level welcomes you with a spacious foyer, a laundry room and a utility/storage area plus convenient access to the oversized single garage and an additional front parking pad. On the main floor, you'll find a bright and open-concept living space complete with a modern kitchen featuring island seating, a PANTRY, and a separate dining area. The cozy living room opens to a private balcony, perfect for your morning coffee or evening wind-down. Upstairs, you'll find two spacious bedrooms, including a primary suite with a WALK-IN closet and an EN Suite. Situated steps away from a SCHOOL AND PARK, just a short stroll from Copper's Crossing shopping and with effortless access to the new 40th Avenue exit into Calgary, this home delivers unbeatable convenience and low-maintenance living. Don't miss your chance to call this corner gem your own—schedule your private showing today!



Built in 2011

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2227093      |
| Price          | \$419,900     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,433         |
| Acres          | 0.03          |
| Year Built     | 2011          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 116 Windstone Mews Sw |
| Subdivision | Windsong              |
| City        | Airdrie               |
| County      | Airdrie               |
| Province    | Alberta               |
| Postal Code | T4B3R4                |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Pantry, Quartz Counters                             |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer |
| Heating           | Central  |
| Cooling           | None   |
| Basement          | None   |

## Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Balcony, Playground |
|-------------------|---------------------|

|                 |                        |
|-----------------|------------------------|
| Lot Description | Corner Lot, Landscaped |
| Roof            | Asphalt Shingle        |
| Construction    | Vinyl Siding           |
| Foundation      | Poured Concrete        |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 7              |
| Zoning         | R-BTB          |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Manor Real Estate Ltd. |
|----------------|------------------------|

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