

# \$525,000 - 109 Hillcrest Gardens Sw, Airdrie

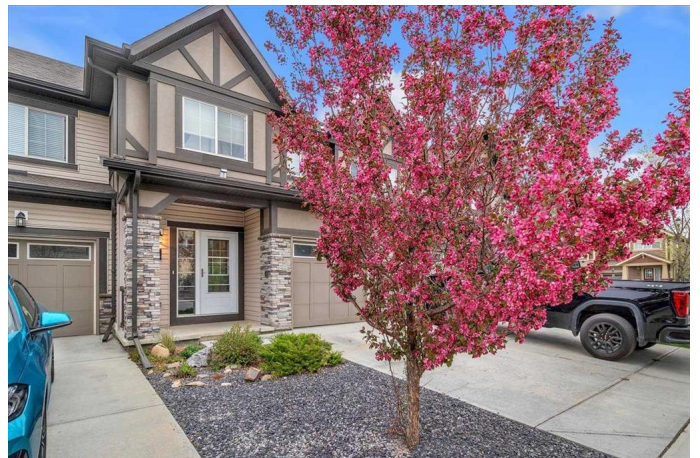
MLS® #A2222304

**\$525,000**

3 Bedroom, 4.00 Bathroom, 1,543 sqft  
Residential on 0.04 Acres

Hillcrest, Airdrie, Alberta

**NO CONDO FEES** Welcome to this immaculately maintained, air-conditioned townhome in Airdrie's vibrant Hillcrest community! With nearly 2,000 sq ft of developed living space, an attached garage, and a flexible layout, this home offers incredible value for young families or anyone looking for a smart investment opportunity. The main floor features durable and stylish vinyl plank flooring, a neutral color palette, and an open-concept design perfect for everyday living and entertaining. At the heart of the home is a generous kitchen with a large island and eating bar—ideal for casual meals and hosting friends. You'll love the sleek cabinetry, ample storage options, walk-in pantry, and modern finishes. Upgraded lighting adds a touch of contemporary style throughout the home and make sure you check out the custom window treatments including the living room opera blind w/light filtering and privacy functions and drapery. Just off the dining area is a west-facing, low-maintenance backyard with a sunny deck—great for barbecues, evening relaxation, or a secure play space for kids. Upstairs, you'll find two spacious bedrooms, a convenient upstairs laundry area, and a bright bonus/flex room—perfect as a playroom, homework zone, or cozy family TV space. The primary suite features a walk-in closet and a private ensuite with a tiled shower. The 2nd floor window treatments are all upgraded with top / bottom up cordless operation. The fully developed basement



offers major flexibility and value. A large finished room with French door and a full bathroom makes it ideal as a guest suite, fourth bedroom, or potential income-generating spaceâ€”perfect for extended family, roommates, or even a future mortgage helper setup. Hillcrest is a family-friendly neighborhood with parks, playgrounds, walking paths, and nearby schools. Itâ€™s also just minutes from shopping, restaurants and major commuter routes-offering everything you need, right where you need it. Whether you're a first-time buyer, a growing family, or an investor looking for a well-located property with strong rental potential, this townhome is a must-see. Schedule your showing today!

Built in 2018

### Essential Information

MLS® #	A2222304
Price	\$525,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,543
Acres	0.04
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	109 Hillcrest Gardens Sw
Subdivision	Hillcrest
City	Airdrie
County	Airdrie

Province	Alberta
Postal Code	T4B 4B3

### Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Bookcases, Built-in Features, Kitchen Island, Laminate Counters, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Lighting
Lot Description	Front Yard, Fruit Trees/Shrub(s), Landscaped, Low Maintenance Landscape, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 22nd, 2025
Days on Market	13
Zoning	R2-T

### Listing Details

Listing Office	RE/MAX Real Estate (Central)
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