

# \$725,000 - 36 Hillcrest Avenue Sw, Airdrie

MLS® #A2225831

**\$725,000**

4 Bedroom, 3.00 Bathroom, 2,283 sqft

Residential on 0.10 Acres

Hillcrest, Airdrie, Alberta

Beautiful and Well-Maintained Home Backing onto Green Space in Hillcrest!

This 2,284 sq ft home sits on a 4,208 sq ft lot and backs onto a scenic and private green space—offering walking paths, a playground, and no rear neighbors for added privacy. The backyard is an entertainer’s dream, featuring a paved patio, a durable fiberglass Duradeck sundeck, and after market trim lighting around the home—perfect for barbecues and relaxing in your own privacy.

Inside, the home is exceptionally clean and showcases modern finishes that have stood the test of time. The upper floor features four spacious bedrooms, each with its own walk-in closet. The basement is generously sized, with rough-ins in place and ready for your future development. Located in the quiet and elegant community of Hillcrest, this is a rare opportunity to own a turnkey home in a sought-after location. Don’t miss out—schedule your viewing today!

Built in 2017

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2225831  |
| Price      | \$725,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |



|                |             |
|----------------|-------------|
| Half Baths     | 1           |
| Square Footage | 2,283       |
| Acres          | 0.10        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 36 Hillcrest Avenue Sw |
| Subdivision | Hillcrest              |
| City        | Airdrie                |
| County      | Airdrie                |
| Province    | Alberta                |
| Postal Code | T4B 4J9                |

### Amenities

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

### Interior

|                   |                                                                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Bathroom Rough-in |
| Appliances        | Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings                                                                                                       |
| Heating           | Natural Gas, Central                                                                                                                                                                                  |
| Cooling           | None                                                                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                                                                                                     |
| Fireplaces        | Electric, Family Room                                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                                                                                                      |

### Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Private Yard, Permeable Paving             |
| Lot Description   | Back Yard, Front Yard, Interior Lot, Lawn, Level, Low Maintenance |

|              |                                                                                                     |
|--------------|-----------------------------------------------------------------------------------------------------|
|              | Landscape, No Neighbours Behind, Rectangular Lot, Standard Shaped Lot, Dog Run Fenced In, Greenbelt |
| Roof         | Asphalt Shingle                                                                                     |
| Construction | Stone, Vinyl Siding, Wood Frame, Cement Fiber Board                                                 |
| Foundation   | Poured Concrete                                                                                     |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 19             |
| Zoning         | R1             |

### **Listing Details**

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

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