

\$449,800 - 140 Windford Grove Sw, Airdrie

MLS® #A2239975

\$449,800

3 Bedroom, 2.00 Bathroom, 1,478 sqft

Residential on 0.03 Acres

Southwinds, Airdrie, Alberta

HOME SWEET HOME! This is your rare and incredible opportunity to own a spectacular END UNIT Townhouse WITHOUT CONDO FEE™S nestled across from a greenspace in South West Windsong in amazing Airdrie! This magnificently modern 3 storey Townhouse offers 3 bedrooms, 1.5 bathrooms, 1,478+ SQFT of immaculately maintained living space, CENTRAL AC and an attached garage. Heading inside you will be blown away by the outstanding open concept floor plan complete with luxury vinyl plank flooring and sophisticated finishing™s. The main floor offers a convenient laundry room and the welcoming front foyer. On the 2nd floor you will find the gourmet chef™s kitchen complete with stainless steel appliances, a stunning granite island with an eating bar, granite countertops and ample cabinet space. Completing this floor is the formal dining area, spacious sun-drenched living room, 2 piece vanity bathroom and the large balcony to enjoy your tranquil views of the greenspace/ playground. Upstairs you will find two great-sized bedrooms and the dreamy primary retreat with tons of space, dual closets and access to the wonderful 4 piece bathroom. Outside, boasts a beautifully manicured yard, spacious balcony to enjoy your private oasis and an attached garage with extra driveway parking. This unrivalled location is steps from a playground, pathways and a pond, shopping, restaurants, schools, public transportation, parks, easy access to Highway 2 and a quick



drive to Calgary. Don't miss out on this exciting opportunity for investors and home buyers alike. This home is a MUST VIEW! Book your private viewing today!

Built in 2016

Essential Information

MLS® #	A2239975
Price	\$449,800
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,478
Acres	0.03
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	140 Windford Grove Sw
Subdivision	Southwinds
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 4G4

Amenities

Parking Spaces	2
Parking	Driveway, Single Garage Attached, Concrete Driveway
# of Garages	1

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Storage
-------------------	--

Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Central Air Conditioner
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Level, Low Maintenance Landscape, Views, Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 14th, 2025
Days on Market	29
Zoning	R-BTB

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.