

# \$499,000 - 3131 Windsong Boulevard Sw, Airdrie

MLS® #A2216461

**\$499,000**

3 Bedroom, 3.00 Bathroom, 1,368 sqft

Residential on 0.04 Acres

Windsong, Airdrie, Alberta

Welcome to 3131 Windsong Blvd SW – a bright and beautifully maintained two-storey attached home in the heart of family-friendly Airdrie. Boasting nearly 1,400 sqft of stylish living space, this home offers the perfect blend of comfort, functionality, and low-maintenance living. Also, NO CONDO FEES!

Step into a warm and welcoming main floor featuring gleaming hardwood floors, a spacious living area filled with natural light, a half bath for your convenience, and a modern open-concept kitchen with sleek stainless steel appliances, rich cabinetry, and a convenient breakfast bar. The dining space is ideal for both everyday meals and entertaining!

Upstairs, you™ll discover a large bonus room – perfect as a home office, TV lounge, or play space – along with 2 generously sized bedrooms (3rd bedroom can be found in the basement) and a well-appointed main bathroom. The Primary bedroom also boasts a walk-in closet and an ensuite to make your mornings an easier start to the day. The west-facing, large upper deck above the attached double garage offers a private outdoor retreat, ideal for sunny afternoon lounging or evening BBQs - the perfect way to end the work day or start the weekend!

This home is ideally situated just steps from parks, future SW Arena, walking paths, shopping, and schools – everything



today’s busy couple or family needs within easy reach. Whether you’re a first-time buyer, a professional couple seeking low-maintenance living, or a savvy investor eyeing a future rental, this home checks all the boxes.

Don’t miss your opportunity to live in one of Airdrie’s most walkable communities with incredible value and thoughtful design throughout!

Built in 2012

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2216461               |
| Price          | \$499,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,368                  |
| Acres          | 0.04                   |
| Year Built     | 2012                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 3131 Windsong Boulevard Sw |
| Subdivision | Windsong                   |
| City        | Airdrie                    |
| County      | Airdrie                    |
| Province    | Alberta                    |
| Postal Code | T4B 3T3                    |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |

# of Garages 2

## Interior

Interior Features   Pantry, Vinyl Windows, Walk-In Closet(s), Laminate Counters  
Appliances       Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer  
Heating           Forced Air  
Cooling           None  
Fireplace         Yes  
# of Fireplaces   1  
Fireplaces        Gas  
Has Basement     Yes  
Basement         Full, Partially Finished

## Exterior

Exterior Features   Balcony  
Lot Description     Back Lane, Paved, Rectangular Lot, Street Lighting  
Roof               Asphalt Shingle  
Construction       Vinyl Siding, Wood Frame  
Foundation         Poured Concrete

## Additional Information

Date Listed        May 7th, 2025  
Days on Market     6  
Zoning             R2-T

## Listing Details

Listing Office       Century 21 Bamber Realty LTD.

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