

# \$465,000 - 168 Bayside Point Sw, Airdrie

MLS® #A2176679

**\$465,000**

3 Bedroom, 4.00 Bathroom, 1,334 sqft  
Residential on 0.03 Acres

Bayside, Airdrie, Alberta

Welcome to this charming townhouse in the highly desirable Bayside neighbourhood of Airdrie—ideal for first-time homebuyers, young families, or investors looking for a turnkey property with excellent rental income potential! This beautifully maintained home is perfectly suited to a variety of buyers, and is fully rented—offering a steady cash flow for investors, or the potential to move in at the end of the current lease. Located in a prime spot, this townhouse backs onto a peaceful canal, providing serene views and a tranquil environment that can be enjoyed year-round. With modern finishes and a fully finished walk-out basement, the home offers comfort and style for residents. The open-concept main floor layout allows natural light to flood the space, creating a warm and inviting atmosphere. The property's location is perfect for families, with local schools, amenities, scenic walking trails and even a daycare/preschool just a stone's throw away! Whether you're looking for a home to grow into, or an investment that can generate income while offering a great lifestyle, this townhouse has it all. With reliable tenants already in place, you can enjoy a hassle-free, low-maintenance investment from day one. Don't miss the opportunity to own this fantastic property in the sought-after Bayside neighborhood—whether you're buying your first home or expanding your portfolio!



Built in 2006

## Essential Information

MLS® #	A2176679
Price	\$465,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,334
Acres	0.03
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	168 Bayside Point Sw
Subdivision	Bayside
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2Z2

## Amenities

Amenities	Other
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	Stone Counters, Vinyl Windows, No Animal Home, No Smoking Home, Recessed Lighting, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Washer, Electric Stove, Induction Cooktop, Microwave Hood Fan, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes

Basement Full, Suite, Walk-Out

## Exterior

Exterior Features BBQ gas line

Lot Description Lawn, Backs on to Park/Green Space, Low Maintenance Landscape, Landscaped

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

## Additional Information

Date Listed November 14th, 2024

Days on Market 118

Zoning DC-8

## Listing Details

Listing Office eXp Realty

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