



## 763 South Point Heath Airdrie Alberta

\$444,900

Welcome to this fairly new and maintained FREEHOLD townhome with NO CONDO FEES -- an ideal opportunity for first-timehome buyers! This 2-bedroom plus den , 2.5-bathroom home offers the perfect blend of comfort, functionality, and ownership freedom--no condoboard, no monthly fees, and long-term value! Step into a bright, open-concept main floor featuring a modern kitchen with stainless steelappliances, stone countertops, upgraded backsplash, and a large peninsula--perfect for cooking, gathering, and entertaining. The living andndining areas are filled with natural light and lead to a private balcony, perfect for fresh air and summer BBQs. The upper level boasts a serenepprimary suite with an ensuite and ample closet space, a second bedroom for kids or guests, and a versatile flex room ideal for a home office,playroom, or hobby space--all on the same level. Enjoy everyday convenience with a main floor powder room, attached garage, and extradriveway parking. Location is everything--this home offers prime access to the new 40th Avenue connector and Deerfoot Highway, makingcommutes to Calgary and nearby amenities incredibly easy. You're also close to schools, parks, ponds, and both existing and upcoming retail,including CrossIron Mills. This move-in-ready freehold townhome is perfect for first-time buyers, downsizers, or investors looking for value,space, and unbeatable location--without the burden of condo fees! (id:6769)

4pc Bathroom 8.10 M x 4.11 M

4pc Bathroom 7.10 M x 7.00 M

Den 9.00 M x 10.11 M

Bedroom 12.20 M x 11.40 M

Primary Bedroom 11.40 M x 14.80 M

2pc Bathroom 5.80 M x 5.40 M

Kitchen 14.50 M x 8.90 M

Living room 20.80 M x 21.20 M

Listing Presented By:



Originally Listed by:  
eXp Realty



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