

\$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.

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 Laminate Counters, Pantry, Vinyl Windows, Walk-In Closet(s)
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 1
Zoning R2-T

Listing Details

Listing Office Century 21 Bamber Realty LTD.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.