

# \$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        162  
Zoning                    DC-8

**Listing Details**

Listing Office            eXp Realty

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.