

# \$725,000 - 36 Hillcrest Avenue Sw, Airdrie

MLS® #A2225831

**\$725,000**

4 Bedroom, 3.00 Bathroom, 2,283 sqft

Residential on 0.10 Acres

Hillcrest, Airdrie, Alberta

Beautiful and Well-Maintained Home Backing onto Green Space in Hillcrest!

This 2,284 sq ft home sits on a 4,208 sq ft lot and backs onto a scenic and private green space—offering walking paths, a playground, and no rear neighbors for added privacy. The backyard is an entertainer’s dream, featuring a paved patio, a durable fiberglass Duradeck sundeck, and after market trim lighting around the home—perfect for barbecues and relaxing in your own privacy.

Inside, the home is exceptionally clean and showcases modern finishes that have stood the test of time. The upper floor features four spacious bedrooms, each with its own walk-in closet. The basement is generously sized, with rough-ins in place and ready for your future development. Located in the quiet and elegant community of Hillcrest, this is a rare opportunity to own a turnkey home in a sought-after location. Don’t miss out—schedule your viewing today!

Built in 2017

## Essential Information

MLS® #	A2225831
Price	\$725,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2



Half Baths	1
Square Footage	2,283
Acres	0.10
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	36 Hillcrest Avenue Sw
Subdivision	Hillcrest
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 4J9

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Bathroom Rough-in
Appliances	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Natural Gas, Central
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Family Room
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Balcony, BBQ gas line, Private Yard, Permeable Paving
Lot Description	Back Yard, Front Yard, Interior Lot, Lawn, Level, Low Maintenance

	Landscape, No Neighbours Behind, Rectangular Lot, Standard Shaped Lot, Dog Run Fenced In, Greenbelt
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 29th, 2025
Days on Market	14
Zoning	R1

### **Listing Details**

Listing Office	Real Broker
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