

\$399,900 - 157 Windstone Avenue Sw, Airdrie

MLS® #A2246052

\$399,900

2 Bedroom, 3.00 Bathroom, 1,434 sqft

Residential on 0.02 Acres

Windsong, Airdrie, Alberta

****OPEN HOUSE | SAT SEPT 6 , 2:00PM - 3:30PM**** Welcome to YOUR NEW HOME.... an opportunity to own a freehold 2-bedroom, 2.5-bathroom home with NO condo fees in the vibrant community of Windsong. This layout stands out with a dedicated flex space near the front entry, ideal for a home office, small studio, or drop zone for busy mornings.

The extended single-car garage (23'6" x 10'3") and full driveway mean parking's never an issue, and the oversized balcony (17'8" x 8'5"), one of the largest on the block, gives you space to entertain, relax, and take in the neighborhood view. Inside, the kitchen offers smart functionality with granite counters, stainless steel appliances, a pantry, and a breakfast bar that connects naturally to the dining area and out to the balcony.

The living room feels open and bright thanks to the multiple well-placed windows, and the hardwood flooring gives it a clean, timeless finish. A convenient 2-piece bath completes the main level.

Upstairs, the primary bedroom features a walk-in closet and 3 piece ensuite with granite counters and a modern tiled shower. The second bedroom is generously sized and includes a unique nook facing the window (Perfect for little ones to turn into a fort, a dedicated desk area for teens, or simply extra



closet/storage space), and access to a full 4-piece bathroom, making it perfect for guests, roommates, or kids.

Set across from a field and the elementary school, and within walking distance to W.H. Croxford High School, this home is also minutes from Chinook Winds Regional Park...with its splash park, ball diamonds, skate park, and winter toboggan hill. Trails wind through the community, and shopping, dining, and recreation are all nearby.

Whether you're starting out, downsizing, or need that extra space to work from home, this is a home designed to work for the life you're building.

Built in 2012

Essential Information

MLS® #	A2246052
Price	\$399,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,434
Acres	0.02
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	157 Windstone Avenue Sw
Subdivision	Windsong
City	Airdrie
County	Airdrie

Province	Alberta
Postal Code	T4B 3R3

Amenities

Parking Spaces	2
Parking	Driveway, Front Drive, Garage Faces Front, Off Street, Parking Pad, Single Garage Attached
# of Garages	1

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Cedar
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2025
Days on Market	29
Zoning	R-BTB

Listing Details

Listing Office	The Real Estate District
----------------	--------------------------

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.