

\$699,499 - 165 Hillcrest Drive Sw, Airdrie

MLS® #A2263915

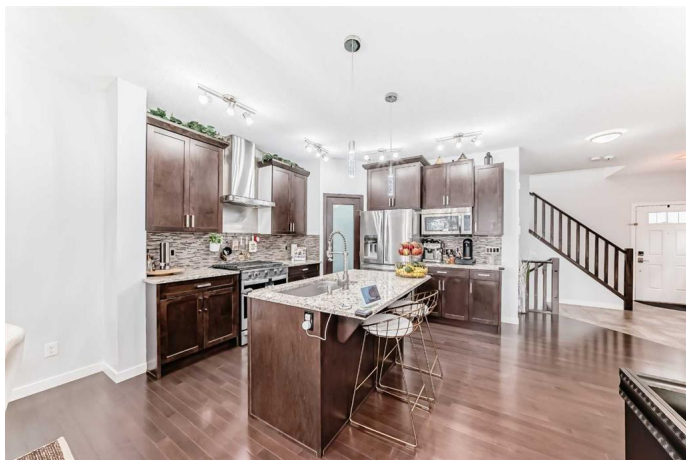
\$699,499

4 Bedroom, 4.00 Bathroom, 1,938 sqft
Residential on 0.10 Acres

Hillcrest, Airdrie, Alberta

(NEW SELLER INCENTIVE of \$3,000 to BUYERS for legal or moving costs.) A remarkable opportunity awaits you. Welcome to 165 Hillcrest Drive SW, Airdrie – a home that blends family comfort with modern upgrades, in one of the Top 5 most desirable communities in Airdrie. This 2-storey with nearly 2,500 sq. ft. of developed space offers all the style, space, and versatility today’s families are looking for. The main floor sets the tone with a bright, open kitchen–dining–living area. Rich espresso cabinetry, quartz countertops, and a working island create the perfect hub for family meals and entertaining. Chefs will love the gas oven and corner pantry for added storage. The living room easily fits a large sectional and features a cozy gas fireplace. Step outside to a partially covered deck, with gas hookup for your BBQ – ideal for year-round barbecuing and relaxing evenings. A practical mudroom and 2-piece bath complete this level. The heated 2 car attached garage adds security, comfort and convenience. Upstairs, you’ll find a spacious bonus room – the perfect retreat for movie nights or a kids’ hangout. Full-size laundry (with floor drain for peace of mind) sits conveniently on the same floor as three bedrooms. The primary suite is a true retreat with a spa-like 5-piece ensuite and a large walk-in closet. Make your way downstairs to the finished basement (with permits) that boasts your 1 bedroom, Illegal Suite with a 4 pc bath, living room area,

165 Hillcrest Drive SW, Airdrie (A2663915)			
Financing Scenarios			
Asking price	\$699,999	Taxes per month	\$369
Interest Rate	4.39%	Amortization	25 years
	Option 1	Option 2	Option 3
Percentage Down	5%	10%	20%
Down Payment \$\$	\$35,000	\$70,000	\$140,000
First Mortgage	\$664,999	\$629,999	\$559,999
CMHC or GE fee	\$23,940	\$15,120	\$0
Total financing	\$688,939	\$645,119	\$559,999
Monthly Tax	\$369	\$369	\$369
P.I.T. total per month principal/interest/taxes	\$4,140	\$3,900	\$3,434
Minus Suite Income	-\$1,500	-\$1500	-\$1500
Monthly Payments (Utilities Extra)	\$2,640	\$2,400	\$1,934
(verify exact numbers with a professional Mortgage Broker)			



separate laundry and the "walk out to grade" entry. As an "AIRBnB" or home to your Adult children or Aging parent, this feature can help your finances and your Soul. This Area is an oven and baseboard heating away from being LEGAL. (consult local bylaw authorities for requirements) With extras like a High efficiency furnace and hot water tank, and central A/C, this home is as functional as it is beautiful. And all of this is located in Hillcrest, one of Airdrie's most desirable family communities " close to schools, parks, pathways, and quick access to Calgary. The perfect family 4 bedroom home . Live in classy comfort and generate income.

Built in 2015

Essential Information

MLS® #	A2263915
Price	\$699,499
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,938
Acres	0.10
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	165 Hillcrest Drive Sw
Subdivision	Hillcrest
City	Airdrie
County	Airdrie
Province	Alberta

Postal Code T4B 0Y8

Amenities

Parking Spaces 4

Parking Double Garage Attached, Driveway, Heated Garage

of Garages 2

Interior

Interior Features Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub

Appliances Central Air Conditioner, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings, Gas Oven

Heating Forced Air

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Tile, Glass Doors

Has Basement Yes

Basement Full

Exterior

Exterior Features BBQ gas line, Private Yard

Lot Description Back Yard, Landscaped, Lawn

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 10th, 2025

Days on Market 25

Zoning R1-U

Listing Details

Listing Office TREC The Real Estate Company

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