

# \$444,900 - 329 Windbury Road Sw, Airdrie

MLS® #A2244821

**\$444,900**

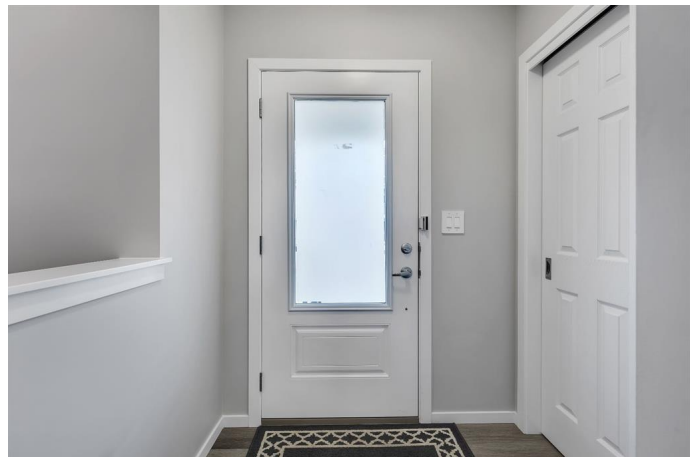
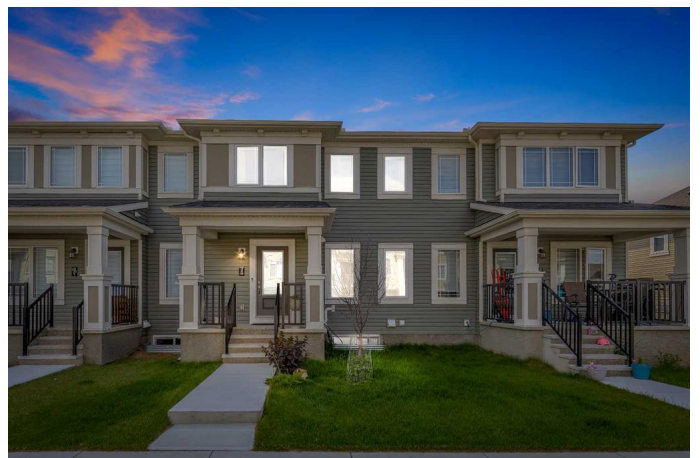
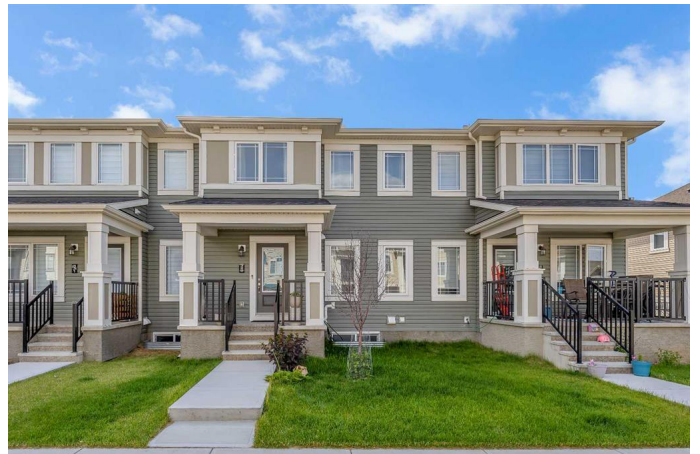
3 Bedroom, 3.00 Bathroom, 1,444 sqft

Residential on 0.03 Acres

South Windsong, Airdrie, Alberta

3 BEDS | 2.5 BATHS | DOUBLE CAR GARAGE | NO CONDO FEES – This 2022-built townhome in Southwinds, Airdrie SW offers the ideal combination of space, functionality, and location—with no condo fees and thoughtful design throughout. The home is east-facing, bringing in beautiful morning light through the front windows, while the west-facing private balcony off the primary bedroom lets you enjoy evening sunsets. The main floor features a bright living room at the front, a dining space, and a modern kitchen with quartz countertops, stainless steel appliances, a central island, and plenty of cabinet space. You’ll also find a 2-piece bathroom, a mudroom with built-in shelving, and a front entry closet for extra storage. Upstairs offers three generously sized bedrooms, including a primary suite with a huge walk-in closet, 4-piece ensuite, and direct access to the balcony. Two additional bedrooms, another full 4-piece bathroom, and convenient upper-level laundry complete the layout. The unfinished basement includes plumbing rough-ins for future development. A double attached garage with paved rear lane access, a welcoming front porch, and a family-friendly location close to Windsong Heights School, Chinook Winds Regional Park, playgrounds, and shopping make this a fantastic opportunity in one of Airdrie’s desirable newer communities.

Built in 2022



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2244821      |
| Price          | \$444,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,444         |
| Acres          | 0.03          |
| Year Built     | 2022          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 329 Windbury Road Sw |
| Subdivision | South Windsong       |
| City        | Airdrie              |
| County      | Airdrie              |
| Province    | Alberta              |
| Postal Code | T4B 5J5              |

## Amenities

|                |                                                                        |
|----------------|------------------------------------------------------------------------|
| Parking Spaces | 3                                                                      |
| Parking        | Alley Access, Double Garage Attached, On Street, Insulated, Rear Drive |
| # of Garages   | 2                                                                      |

## Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan                              |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Central                                                                                      |
| Cooling           | None                                                                                         |
| Has Basement      | Yes                                                                                          |
| Basement          | Full, Unfinished                                                                             |

## Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Balcony, Other, Playground |
|-------------------|----------------------------|

|                 |                 |
|-----------------|-----------------|
| Lot Description | Back Lane       |
| Roof            | Asphalt Shingle |
| Construction    | Vinyl Siding    |
| Foundation      | Poured Concrete |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 63              |
| Zoning         | R2-T            |

### **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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.