

# \$600,000 - 425 South Point Glen Sw, Airdrie

MLS® #A2259938

**\$600,000**

4 Bedroom, 4.00 Bathroom, 1,644 sqft

Residential on 0.07 Acres

South Point, Airdrie, Alberta

Welcome to 425 South Point Glen SW, a stunning family home in the vibrant community of South Point in Airdrie. This property blends modern style with everyday functionality and even offers an income opportunity. The main floor is bright and inviting with an open concept layout, wide plank flooring, and oversized windows that flood the home with natural light. The chef-inspired kitchen is the heart of the home, featuring stainless steel appliances, stone counters, a large island with seating, and loads of cabinetry – perfect for hosting family and friends. Upstairs you'll find 3 spacious bedrooms, including a show-stopping primary retreat with a 5 piece ensuite and walk-in closet. The lower level adds incredible value with an illegal suite, complete with its own kitchen, living area, and bedroom. In today's market, this suite has the potential to bring in approximately \$1200 per month in rental income. Outside, enjoy a landscaped yard, deck for summer BBQs, and a double garage for secure parking and storage. Step out your door and enjoy everything South Point has to offer – tennis and basketball courts, walking and biking paths, parks, schools, and an off-leash dog park all just steps away. With quick access to QE II and Main Street, commuting is easy and convenient. 425 South Point Glen SW isn't just a home, it's a lifestyle and an investment opportunity rolled into one.

Built in 2019



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2259938    |
| Price          | \$600,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,644       |
| Acres          | 0.07        |
| Year Built     | 2019        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 425 South Point Glen Sw |
| Subdivision | South Point             |
| City        | Airdrie                 |
| County      | Airdrie                 |
| Province    | Alberta                 |
| Postal Code | T4B4L1                  |

## Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 2                                  |
| Parking        | Double Garage Detached, Off Street |
| # of Garages   | 2                                  |

## Interior

|                   |                                                                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar, Bar, Stone Counters |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Electric Oven                                                                           |
| Heating           | Forced Air                                                                                                                                                                                |
| Cooling           | None                                                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                                                                                         |
| Fireplaces        | Electric                                                                                                                                                                                  |

|              |                                |
|--------------|--------------------------------|
| Has Basement | Yes                            |
| Basement     | Finished, Full, Exterior Entry |

## Exterior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Storage                                                                                                                |
| Lot Description   | Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Rectangular Lot, Street Lighting, Creek/River/Stream/Pond, Interior Lot |
| Roof              | Asphalt Shingle                                                                                                                      |
| Construction      | Vinyl Siding                                                                                                                         |
| Foundation        | Poured Concrete                                                                                                                      |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 19                   |
| Zoning         | R1-L                 |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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