

# \$489,899 - 17 Southwinds Link Sw, Airdrie

MLS® #A2233989

**\$489,899**

3 Bedroom, 3.00 Bathroom, 1,400 sqft  
Residential on 0.03 Acres

Southwinds, Airdrie, Alberta

BRAND NEW | NO CONDO FEE | 3 BEDROOMS | 2.5 BATHROOMS | DOUBLE ATTACHED GARAGE | Welcome to this NEW beautifully designed 2-storey NO CONDO FEE townhome in the sought-after community of SOUTHWINDS in AIRDRIE! Offering a front porch, 3 spacious bedrooms, 2.5 bathrooms, Triple Glazed Windows, Wireless light controls and a double attached garage with unfinished basement, this home is perfect for families and professionals alike. Step inside to a bright, open-concept main floor featuring stylish LVP flooring throughout. The modern kitchen is equipped with quartz countertops, upgraded stainless steel appliances, and a generous dining area, perfect for entertaining. A cozy living room and convenient half bath complete the space. Upstairs, you'll find a generous sized primary bedroom with a 4-piece ensuite and a walk in closet, two additional well-sized bedrooms, a second full bathroom, and a large balcony—ideal for relaxing with your morning coffee. The unfinished basement comes with plumbing rough ins for potential future development. This home also comes with a 200-amp panel, EV charging rough in, and solar panel rough-in. Nestled in a family-friendly community, this home is short distance from shopping, ponds and Highway. Enjoy the charming front porch, upper-floor laundry, and the convenience of NO condo fees! Don't miss out—schedule your showing today! (Some of the property images are virtually staged)



Built in 2025

Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2233989      |
| Price          | \$489,899     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,400         |
| Acres          | 0.03          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 17 Southwinds Link Sw |
| Subdivision | Southwinds            |
| City        | Airdrie               |
| County      | Airdrie               |
| Province    | Alberta               |
| Postal Code | T4B 5L5               |

Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

Interior

|                   |  |
|-------------------|--|
| Interior Features | Quartz Counters  |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Electric Range |
| Heating           | Forced Air   |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Lot Description   | Back Lane       |
| Roof              | Asphalt Shingle |
| Construction      | Mixed           |
| Foundation        | Poured Concrete |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 24th, 2025 |
| Days on Market | 21              |
| Zoning         | R2-T            |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | MaxWell Gold |
|----------------|--------------|

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