

# \$499,000 - 3131 Windsong Boulevard Sw, Airdrie

MLS® #A2216461

**\$499,000**

3 Bedroom, 3.00 Bathroom, 1,368 sqft

Residential on 0.04 Acres

Windsong, Airdrie, Alberta

Welcome to 3131 Windsong Blvd SW – a bright and beautifully maintained two-storey attached home in the heart of family-friendly Airdrie. Boasting nearly 1,400 sqft of stylish living space, this home offers the perfect blend of comfort, functionality, and low-maintenance living. Also, NO CONDO FEES!

Step into a warm and welcoming main floor featuring gleaming hardwood floors, a spacious living area filled with natural light, a half bath for your convenience, and a modern open-concept kitchen with sleek stainless steel appliances, rich cabinetry, and a convenient breakfast bar. The dining space is ideal for both everyday meals and entertaining!

Upstairs, you’ll discover a large bonus room – perfect as a home office, TV lounge, or play space – along with 2 generously sized bedrooms (3rd bedroom can be found in the basement) and a well-appointed main bathroom. The Primary bedroom also boasts a walk-in closet and an ensuite to make your mornings an easier start to the day. The west-facing, large upper deck above the attached double garage offers a private outdoor retreat, ideal for sunny afternoon lounging or evening BBQs - the perfect way to end the work day or start the weekend!

This home is ideally situated just steps from parks, future SW Arena, walking paths, shopping, and schools – everything



todayâ€™s busy couple or family needs within easy reach. Whether youâ€™re a first-time buyer, a professional couple seeking low-maintenance living, or a savvy investor eyeing a future rental, this home checks all the boxes.

Donâ€™t miss your opportunity to live in one of Airdrieâ€™s most walkable communities with incredible value and thoughtful design throughout!

Built in 2012

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2216461               |
| Price          | \$499,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,368                  |
| Acres          | 0.04                   |
| Year Built     | 2012                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 3131 Windsong Boulevard Sw |
| Subdivision | Windsong                   |
| City        | Airdrie                    |
| County      | Airdrie                    |
| Province    | Alberta                    |
| Postal Code | T4B 3T3                    |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |

# of Garages 2

### Interior

Interior Features Laminate Counters, Pantry, Vinyl Windows, Walk-In Closet(s)  
Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer  
Heating Forced Air  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Full, Partially Finished

### Exterior

Exterior Features Balcony  
Lot Description Back Lane, Rectangular Lot, Street Lighting, Paved  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed May 7th, 2025  
Days on Market 15  
Zoning R2-T

### Listing Details

Listing Office Century 21 Bamber Realty LTD.

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