

# \$490,000 - 41 Alpine Crescent Se, Airdrie

MLS® #A2215235

**\$490,000**

4 Bedroom, 3.00 Bathroom, 1,030 sqft

Residential on 0.11 Acres

Airdrie Meadows, Airdrie, Alberta

This fully developed bungalow in Airdrie Meadows is currently rented and offers a great opportunity for first-time investors. Located in a mature, well-established neighbourhood, it combines functional living space with recent updates and long-term potential.

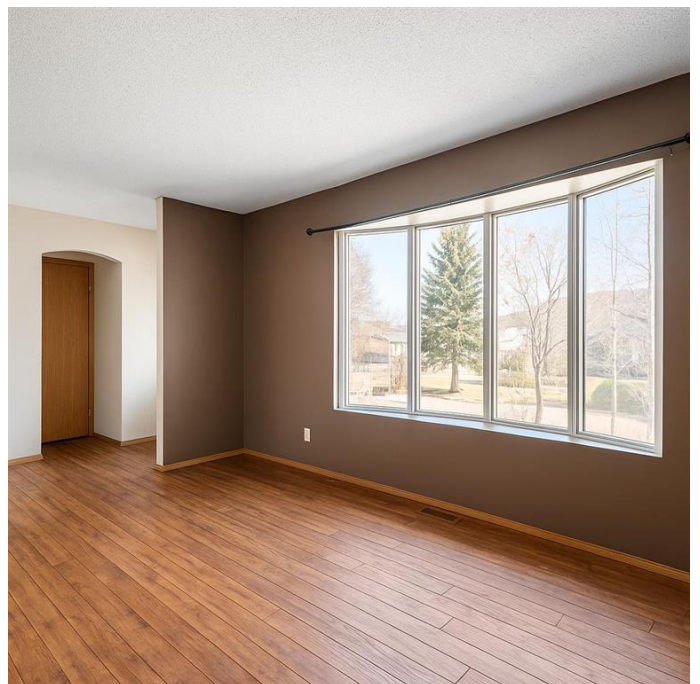
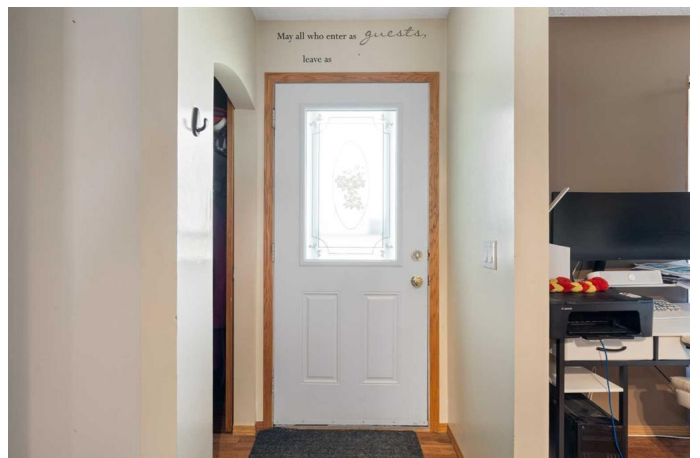
The kitchen is spacious and practical, featuring plenty of cabinetry, generous counter space, and newer appliances. French doors open to a large, south-facing backyard with a deck that's great for outdoor living. The living room includes a cozy corner stone-faced wood-burning fireplace for added character.

The primary bedroom features a 4-piece ensuite with natural light and a walk-in closet. Downstairs, there's a large family room and two additional rooms that work well as bedrooms, offices, or flex spaces adaptable to suit tenant needs.

Additional highlights include a brand new furnace (April 2025), RV parking, and a detached heated garage measuring 13'4" x 21'—perfect for parking, storage, or workspace.

Whether you're looking to start or grow your portfolio, this is a solid rental property in a great Airdrie location. Contact us for more details or to arrange a showing.

Built in 1977



## Essential Information

MLS® #	A2215235
Price	\$490,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,030
Acres	0.11
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	41 Alpine Crescent Se
Subdivision	Airdrie Meadows
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 1K9

## Amenities

Parking Spaces	2
Parking	RV Access/Parking, Single Garage Detached
# of Garages	1

## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Private Yard, Other
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Wood Frame, Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 14th, 2025
Days on Market	100
Zoning	R1

**Listing Details**

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.