

\$479,999 - 2200 Windbury Greenway Sw, Airdrie

MLS® #A2258191

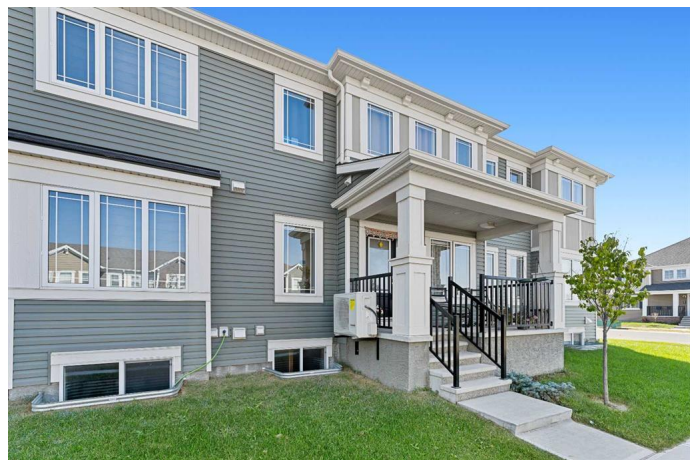
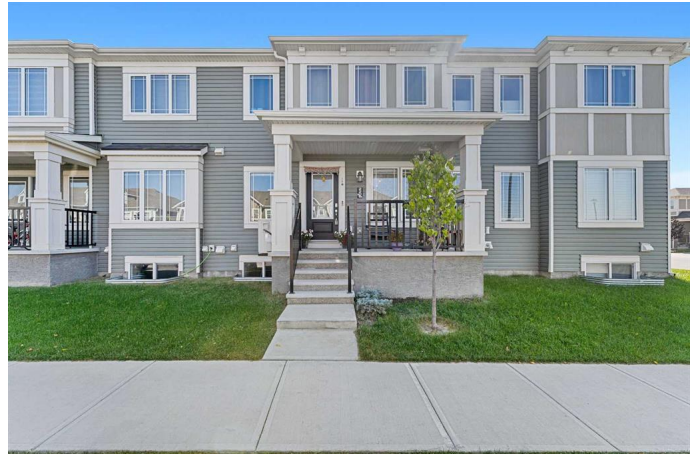
\$479,999

3 Bedroom, 3.00 Bathroom, 1,400 sqft

Residential on 0.03 Acres

Southwinds, Airdrie, Alberta

NO CONDO FEES - PLENTY OF UPGRADES FROM BUILDER STAGE - FULL HEIGHT CABINETS IN KITCHEN - 10MM GLASS SURROUND SHOWER IN PRIMARY SUITE - AIR CONDITIONING - STEPS FROM BRAND NEW SCHOOL AND TOT LOT. Welcome to the home you've been dreaming of! This stunning, custom-designed 2-story townhome is perfectly situated kitty corner from a brand-new school currently being constructed and taking applications soon, just a stone's throw from Osborne Park and surrounded by everything you need in one of Airdrie's most coveted family-friendly neighborhoods. Picture yourself sipping coffee on your covered front veranda, watching your kids stroll to school. Step inside to an open-concept layout flooded with natural light, sleek premium vinyl plank floors, and a stunning upgraded lighting package throughout. The kitchen is a chef's dream with stainless steel appliances, pot lighting, full-height cabinetry, a large pantry with an embossed glass door, and a massive island—perfect for meal prep or gathering with friends. The living room invites you to relax and unwind while you enjoy your air conditioning on those hot days, with a cozy vibe that's perfect for family nights. Off the living room, you'll find a convenient 2-piece powder room and access to your oversized double garage, which is ideal for winter parking or your dream workshop. Upstairs, retreat to the spacious primary



bedroom with peaceful neighborhood views, a walk-in closet, and a private en-suite featuring a gorgeous floor-to-ceiling tiled glass shower and quartz countertops. Two more generously sized bedrooms and another upgraded 4-piece bathroom give you endless options for family or home office space. Plus, the laundry room is conveniently located upstairs, and your rear-facing deck is the perfect spot to catch some fresh air. The basement is a blank slate with a bathroom rough-in and large window—ready for you to add your personal touch, whether that’s a gym, home office, or more living space. With all these incredible upgrades and an unbeatable location, this home won’t last long. Book your private viewing today!

Built in 2023

Essential Information

MLS® #	A2258191
Price	\$479,999
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,400
Acres	0.03
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	2200 Windbury Greenway Sw
Subdivision	Southwinds
City	Airdrie
County	Airdrie

Province	Alberta
Postal Code	T4B 5L2

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Attached, Paved
# of Garages	2

Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

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

Additional Information

Date Listed	September 18th, 2025
Days on Market	30
Zoning	R2-T

Listing Details

Listing Office	2% Realty
----------------	-----------

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.