

# \$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, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
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	36
Zoning	R2-T

**Listing Details**

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

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.