

# \$479,000 - 2232 Windbury Greenway Sw, Airdrie

MLS® #A2234807

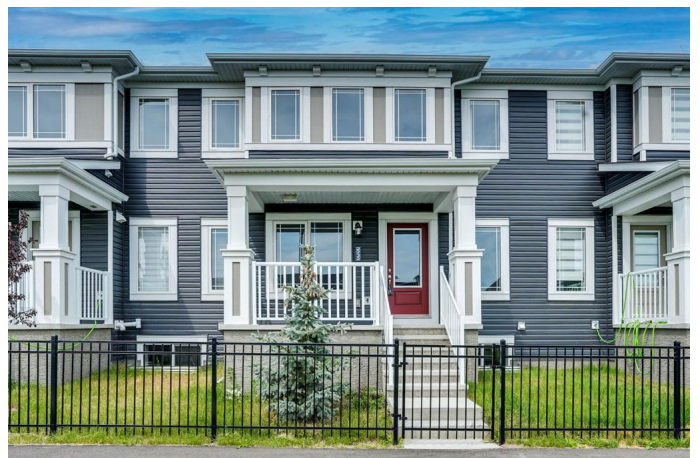
**\$479,000**

3 Bedroom, 3.00 Bathroom, 1,397 sqft

Residential on 0.03 Acres

South Windsong, Airdrie, Alberta

Welcome to Windbury Greenway SW, an exciting new development in the heart of Southwinds, where modern design meets everyday convenience. Beautiful one year new Freehold Townhouse. No condo fees. No HOA fees. Perfectly positioned facing a green space. A Kids park right from your front doors plus a picnic area! This bright and inviting 3-bedroom, 2.5-bathroom townhome is for those who crave both comfort and style. Open-concept main floor with abundance of natural light. Spacious living area. Beautiful very functional kitchen boasts ample cupboard space, a central island, and a seamless flow into the dining area—perfect for entertaining or cozy nights in. Upstairs, the primary retreat features a walk-in closet, 4-piece ensuite, and a private rooftop patio—your own personal escape to enjoy the afternoon and evening sun or a quiet moment under the stars! Two additional bedrooms, a full 4-piece bathroom, and convenient upper-floor laundry complete this thoughtfully designed level. Tucked away at the back, the attached garage and paved rear lane provide effortless access, rounding out the perfect blend of functionality, charm, and modern living. With GREEN SPACE AT YOUR DOORSTEP AND A KIDS PARK JUST STEPS AWAY, plus the best of Southwinds just minutes away, this is your chance to experience low-maintenance living in one of the community's most exciting new developments!



Built in 2024

Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2234807      |
| Price          | \$479,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,397         |
| Acres          | 0.03          |
| Year Built     | 2024          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 2232 Windbury Greenway Sw |
| Subdivision | South Windsong            |
| City        | Airdrie                   |
| County      | Airdrie                   |
| Province    | Alberta                   |
| Postal Code | T4B 5L3                   |

Amenities

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

Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s), Breakfast Bar, Recessed Lighting |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Washer                                                 |
| Heating           | Forced Air, Natural Gas, Central                                                                              |
| Cooling           | None                                                                                                          |
| Has Basement      | Yes                                                                                                           |
| Basement          | Full, Unfinished                                                                                              |

Exterior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Garden, Private Yard, Private Entrance                                                  |
| Lot Description   | Back Lane, Front Yard, Lawn, Low Maintenance Landscape, Rectangular Lot, Street Lighting, Garden |
| Roof              | Asphalt Shingle                                                                                  |
| Construction      | Vinyl Siding                                                                                     |
| Foundation        | Poured Concrete                                                                                  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 76              |
| Zoning         | R2-T            |

**Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | Brilliant Realty |
|----------------|------------------|

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