

# \$2,300 - 474 Osborne Dr Sw, Airdrie

MLS® #A2241326

**\$2,300**

3 Bedroom, 3.00 Bathroom, 1,389 sqft

Rental on 0.00 Acres

Southwinds, Airdrie, Alberta

For Rent “ Brand New 3-Bedroom  
Townhouse in Southwinds, Airdrie!

Built in 2025, this spacious 3-bedroom, 2.5-bathroom townhouse offers approximately 1,400 sq ft of modern living space. Featuring an attached double garage with back lane access (shared parking), a large balcony perfect for BBQs, quartz countertops, stainless steel appliances, smart thermostat and switches, and zebra blinds throughout.

Utilities are shared with the basement tenant, who rents a separate bachelor suite with its own garage entrance.

Located in a family-friendly community in South West Airdrie, close to Deerfoot Highway (2-3 mins), Cooper Market Plaza, schools, parks, walking trails, and shopping including SaveOnFoods, Shoppers Drug Mart, and popular eateries.

Available August 1st. Rent \$2300/month.

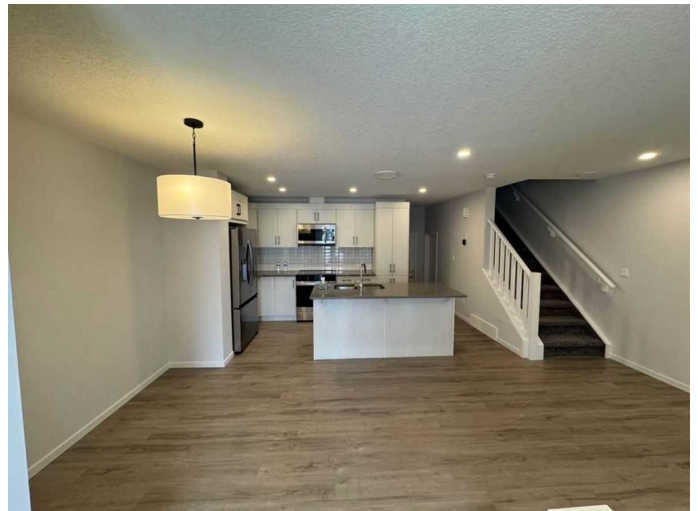
Built in 2025

## Essential Information

MLS® # A2241326

Price \$2,300

Bedrooms 3



|                |        |
|----------------|--------|
| Bathrooms      | 3.00   |
| Full Baths     | 2      |
| Half Baths     | 1      |
| Square Footage | 1,389  |
| Acres          | 0.00   |
| Year Built     | 2025   |
| Type           | Rental |
| Status         | Active |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 474 Osborne Dr Sw |
| Subdivision | Southwinds        |
| City        | Airdrie           |
| County      | Airdrie           |
| Province    | Alberta           |
| Postal Code | T4B 5L5           |

### Amenities

|           |                                                        |
|-----------|--------------------------------------------------------|
| Amenities | Laundry                                                |
| Utilities | See Remarks                                            |
| Parking   | Garage Door Opener, Off Street, Single Garage Attached |

### Interior

|              |                                                          |
|--------------|----------------------------------------------------------|
| Appliances   | Dishwasher, Electric Cooktop, Refrigerator, Washer/Dryer |
| Has Basement | Yes                                                      |
| Basement     | Finished, See Remarks                                    |

### Exterior

|      |         |
|------|---------|
| Roof | Shingle |
|------|---------|

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 33              |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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