

# \$405,000 - 353 Windford Green Sw, Airdrie

MLS® #A2262341

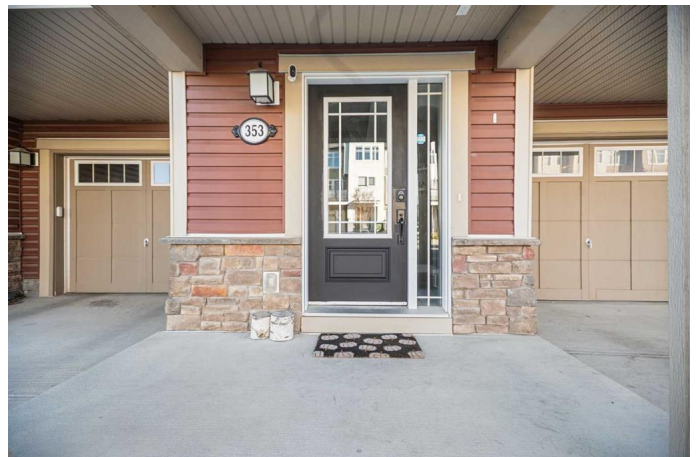
**\$405,000**

3 Bedroom, 2.00 Bathroom, 1,472 sqft

Residential on 0.03 Acres

South Windsong, Airdrie, Alberta

Welcome home to this beautifully updated townhome in the family-friendly community of South Windsong. Perfectly located near playgrounds, green space, schools, and quick commuter routes, this property blends modern comfort with the easygoing lifestyle Airdrie is known for. Step inside to a bright, functional entry level with two storage closets and a brand-new washer and dryer tucked away for convenience. The attached single-car garage adds secure parking and extra storage for bikes, gear, or seasonal items. Up one level, the heart of the home unfolds in an inviting open-concept living area. Large windows draw in natural light across hardwood flooring, while the kitchen impresses with stainless-steel appliances, quartz countertops, new dishwasher, and plenty of prep and cabinet space. The adjoining dining area opens to a balcony with a gas line for your BBQ, creating a perfect indoor-outdoor flow for morning coffee or relaxed evenings with friends. A convenient two-piece powder room with new toilet and pedestal sink completes this level. New light fixtures throughout add a fresh touch, complementing the home's clean, contemporary design. Upstairs, you'll find three spacious bedrooms – a true highlight for families and a four-piece Jack-and-Jill bathroom with brand-new toilet and updated fixtures. The primary bedroom feels airy and generous, featuring two separate closets and direct access to the shared bath. The other two bedrooms are ideal for kids, guests, or a



home office, and there's a handy linen closet in the hallway. Updates include a new dishwasher, new washer and dryer, new modern lighting, new toilets and recently refreshed finishes. Beyond your front door, South Windsong offers parks, walking paths, and quick connections to Cochrane, Calgary, and CrossIron Mills. Chinook Winds Park "just minutes away" features ball diamonds, a splash park, and year-round recreation. With friendly neighbours, excellent schools, and nearby amenities including restaurants, groceries, and coffee shops, it's no wonder this pocket of Airdrie is so popular. If you're looking for an affordable, move-in-ready home with space for your family to grow, this one checks all the boxes. South Windsong is the kind of community where neighbours wave, kids ride bikes, and everything you need is close to home.

Built in 2016

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2262341      |
| Price          | \$405,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,472         |
| Acres          | 0.03          |
| Year Built     | 2016          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 353 Windford Green Sw |
| Subdivision | South Windsong        |

|             |         |
|-------------|---------|
| City        | Airdrie |
| County      | Airdrie |
| Province    | Alberta |
| Postal Code | T4B 4G4 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Quartz Counters, Storage, Vinyl Windows                |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                             |
| Cooling           | None                                                                                   |
| Basement          | None                                                                                   |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Balcony, Playground |
| Lot Description   | Other               |
| Roof              | Asphalt Shingle     |
| Construction      | Vinyl Siding        |
| Foundation        | Poured Concrete     |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 8                 |
| Zoning         | R-BTB             |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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