

# \$459,900 - 350 Hillcrest Square Sw, Airdrie

MLS® #A2183988

**\$459,900**

2 Bedroom, 3.00 Bathroom, 1,381 sqft  
Residential on 0.02 Acres

Hillcrest, Airdrie, Alberta

Step into comfort and style with this immaculate 2-bedroom, 2.5-bathroom townhome in the vibrant, family-friendly community of Hillcrest. With NO condo fees, this well-maintained home offers incredible value—and it's vacant and ready for immediate possession!

Boasting an open-concept design filled with natural light, the main level is perfect for both relaxing evenings and entertaining friends. The thoughtfully designed kitchen features modern cabinetry, sleek finishes, and a functional layout that flows effortlessly into the dining and living areas. Large windows brighten every corner, creating an airy and inviting atmosphere throughout.

Upstairs, you'll find two spacious bedrooms, including a primary suite complete with a private ensuite and generous closet space. A second full bathroom upstairs, plus a convenient powder room on the main floor, ensures comfort and privacy for you and your guests.

Enjoy the convenience of a single attached garage and extra parking out front. Whether you're a commuter or just love accessibility, you'll appreciate the quick connections to 40th Street and Deerfoot Trail. You're also just minutes from parks, shopping, schools, restaurants, and walking paths—everything you need is right at your doorstep.



Whether you're a first-time buyer, downsizer, or investor, this is an exceptional opportunity in one of Airdrie's most desirable neighbourhoods.

?? Immediate possession available - your new home awaits!

Built in 2018

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2183988      |
| Price          | \$459,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,381         |
| Acres          | 0.02          |
| Year Built     | 2018          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 350 Hillcrest Square Sw |
| Subdivision | Hillcrest               |
| City        | Airdrie                 |
| County      | Airdrie                 |
| Province    | Alberta                 |
| Postal Code | T4B 4H8                 |

### Amenities

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

### Interior

|                   |  |
|-------------------|--|
| Interior Features | High Ceilings, Walk-In Closet(s), Storage  |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Basement          | None   |

## Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Balcony                           |
| Lot Description   | Landscaped, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                   |
| Construction      | Vinyl Siding, Wood Frame          |
| Foundation        | Poured Concrete                   |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | December 18th, 2024 |
| Days on Market | 107                 |
| Zoning         | R-BTB               |

## Listing Details

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

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