

# \$449,900 - 216 Windbury Lane, Airdrie

MLS® #A2254841

**\$449,900**

3 Bedroom, 3.00 Bathroom, 1,318 sqft

Residential on 0.03 Acres

Airdrie Meadows, Airdrie, Alberta

NO CONDO FEES – Discover exceptional value and stylish living at 216 Windbury Lane SW, a beautifully upgraded 3-bedroom, 2.5-bath townhome nestled in the heart of South Windsong, Airdrie. Perfectly positioned directly across from a park and scenic walking paths, this home offers the ideal blend of comfort, location, and modern design—with zero condo fees. Step into a bright and inviting open-concept main floor featuring luxury vinyl plank flooring, knock-down ceilings, and an abundance of natural light. The designer kitchen is the true showpiece, showcasing sleek quartz countertops, stainless steel appliances, upgraded cabinetry, and a large central island with bar seating, making it perfect for hosting or enjoying casual family meals. Upstairs, the spacious primary suite offers a tranquil retreat with a luxurious tiled ensuite shower, while two additional bedrooms provide ample space for kids, guests, or a home office. Both bathrooms are finished with high-end tilework and modern fixtures for a spa-like feel. Enjoy the convenience of an attached garage, a private driveway, and a fully landscaped exterior—all just minutes from top-rated schools, shopping, and quick access to Deerfoot Trail, CrossIron Mills, and North Calgary. Whether you're a first-time buyer, a growing family, or looking to downsize without sacrificing style, this move-in-ready gem delivers the perfect balance of function and flair—all with no condo fees. Don't miss this rare opportunity!



Built in 2023

Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2254841      |
| Price          | \$449,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,318         |
| Acres          | 0.03          |
| Year Built     | 2023          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

Community Information

|             |                   |
|-------------|-------------------|
| Address     | 216 Windbury Lane |
| Subdivision | Airdrie Meadows   |
| City        | Airdrie           |
| County      | Airdrie           |
| Province    | Alberta           |
| Postal Code | T4B 5J5           |

Amenities

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

Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                    |
| Cooling           | None                                                                       |
| Has Basement      | Yes                                                                        |
| Basement          | Full, Unfinished                                                           |

Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Other                      |
| Lot Description   | Back Lane, Rectangular Lot |
| Roof              | Asphalt Shingle            |
| Construction      | Concrete, Vinyl Siding     |
| Foundation        | Poured Concrete            |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2025 |
| Days on Market | 38                   |
| Zoning         | R2-T                 |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | DreamHouse Realty Ltd. |
|----------------|------------------------|

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