

# \$499,900 - 402 Windbury Link Sw, Airdrie

MLS® #A2207084

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,388 sqft  
Residential on 0.04 Acres

Windsong, Airdrie, Alberta

Investor Alert! Secure immediate cash flow with this attractive investment opportunity featuring no condo fees and a reliable tenant already in place, paying \$2,700/month (tenant responsible for all utilities). This well-maintained property offers steady income from day one and reduced risk of vacancy thanks to a tenant on lease who has expressed interest in staying long-term. With an attractive cap rate, this is the perfect fit for investors seeking stability, low maintenance, and strong returns. Don't miss your chance to grow your portfolio with this promising property! Welcome to this bright and stylish end-unit townhome in the desirable community of Windsong, offering abundant natural light with sunny south exposure, and a thoughtfully designed layout perfect for modern family living. Step onto the spacious, covered front porch—a warm and welcoming space to greet guests or enjoy a quiet coffee while connecting with the neighborhood. The open-concept main floor is ideal for entertaining, featuring a well-appointed kitchen with quartz countertops, a large island and breakfast bar, seamlessly flowing into the generous living room. A convenient powder room and direct access to the double attached garage complete the main level. Upstairs, you'll find three bedrooms, two full 4-piece bathrooms, and a central bonus room—perfect for family movie nights or a quiet workspace. The primary suite offers a walk-in closet with double-hanging storage and



a private 4-piece ensuite. A dedicated laundry room and linen closet add extra functionality to the upper floor. Out front, enjoy your fully fenced yard with low-maintenance turf and a gazebo—the perfect spot to soak up the sun or entertain outdoors with ease.

Located in the vibrant Windsong community, you'll enjoy quick access to parks, schools, shopping, walking paths, and Chinook Winds Regional Park—featuring splash parks, playgrounds, sports fields, and more.

Don't miss your chance to own an affordable, move-in-ready family home in one of Airdrie's most sought-after neighborhoods! Contact Tom today to book a private showing.

Built in 2022

### Essential Information

MLS® #	A2207084
Price	\$499,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,388
Acres	0.04
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	402 Windbury Link Sw
Subdivision	Windsong
City	Airdrie
County	Airdrie
Province	Alberta

Postal Code T4B 5J5

### **Amenities**

Parking Spaces 3  
Parking Double Garage Attached, Insulated  
# of Garages 2

### **Interior**

Interior Features Chandelier, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Recessed Lighting  
Appliances Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer  
Heating Forced Air, Natural Gas  
Cooling None  
Has Basement Yes  
Basement Full, Unfinished

### **Exterior**

Exterior Features Private Yard, Storage  
Lot Description Back Lane, Front Yard, Gazebo, Low Maintenance Landscape, Level  
Roof Asphalt Shingle  
Construction Concrete  
Foundation Poured Concrete

### **Additional Information**

Date Listed April 5th, 2025  
Days on Market 19  
Zoning R2-T

### **Listing Details**

Listing Office RE/MAX Real Estate (Central)

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