

# \$490,000 - 41 Alpine Crescent Se, Airdrie

MLS® #A2215235

**\$490,000**

4 Bedroom, 3.00 Bathroom, 1,030 sqft

Residential on 0.11 Acres

Airdrie Meadows, Airdrie, Alberta

This fully developed bungalow in Airdrie Meadows is currently rented and offers a great opportunity for first-time investors. Located in a mature, well-established neighbourhood, it combines functional living space with recent updates and long-term potential.

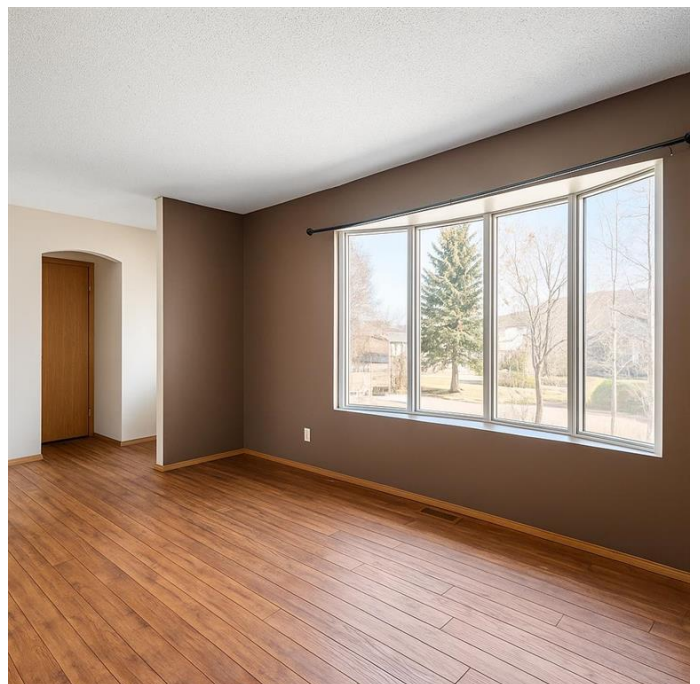
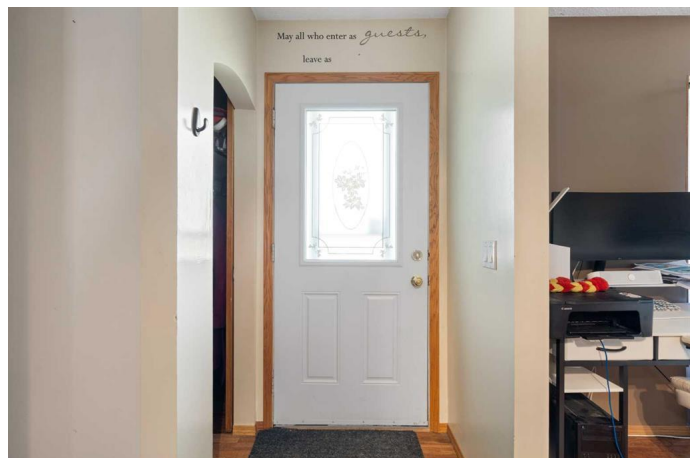
The kitchen is spacious and practical, featuring plenty of cabinetry, generous counter space, and newer appliances. French doors open to a large, south-facing backyard with a deck that's great for outdoor living. The living room includes a cozy corner stone-faced wood-burning fireplace for added character.

The primary bedroom features a 4-piece ensuite with natural light and a walk-in closet. Downstairs, there's a large family room and two additional rooms that work well as bedrooms, offices, or flex spaces adaptable to suit tenant needs.

Additional highlights include a brand new furnace (April 2025), RV parking, and a detached heated garage measuring 13'4" x 21'—perfect for parking, storage, or workspace.

Whether you're looking to start or grow your portfolio, this is a solid rental property in a great Airdrie location. Contact us for more details or to arrange a showing.

Built in 1977



## Essential Information

MLS® #	A2215235
Price	\$490,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,030
Acres	0.11
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	41 Alpine Crescent Se
Subdivision	Airdrie Meadows
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 1K9

## Amenities

Parking Spaces	2
Parking	RV Access/Parking, Single Garage Detached
# of Garages	1

## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Other, Private Yard
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 14th, 2025
Days on Market	43
Zoning	R1

**Listing Details**

Listing Office	Royal LePage Benchmark
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