

# \$580,000 - 612 South Point Heath Sw, Airdrie

MLS® #A2219670

## \$580,000

3 Bedroom, 4.00 Bathroom, 1,657 sqft  
Residential on 0.07 Acres

South Point, Airdrie, Alberta

Serenity, style, and smart design meet in this spacious, fully finished home backing onto open green space — where no rear neighbors means peaceful mornings and private evenings. Perfectly positioned in a quiet, walkable community just minutes from major highways, schools, parks, and shopping, this beautifully maintained property offers the best of both worlds: modern living with timeless comfort. Step inside to discover a bright, airy main floor featuring a generous living room, a sleek kitchen with stainless steel appliances, quartz countertops, and a massive central island, plus an adjacent dining nook that opens to your private deck overlooking a soccer field — the perfect spot for morning coffee or relaxing in the sun. Upstairs, you'll find two oversized bedrooms, each with their own private ensuite — ideal for guests, roommates, or multi-generational living. A wide staircase and extra stairwell windows enhance the natural light and open feel throughout. The fully developed basement adds even more flexible space, including a third spacious bedroom, a gorgeous 3-piece bath with an oversized tiled shower, a cozy rec/TV/play area with a second fireplace, and abundant storage. Enjoy the convenience of an attached single garage, a double-wide parking pad, and proximity to everyday essentials — from Save-On-Foods and schools within walking distance, to CrossIron Mall, Costco, Walmart, and Home Depot just a short drive away. Say goodbye to compromise — and hello to a



lifestyle that offers serenity, space, and unbeatable convenience.

Built in 2021

### Essential Information

MLS® #	A2219670
Price	\$580,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,657
Acres	0.07
Year Built	2021
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	612 South Point Heath Sw
Subdivision	South Point
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 4K2

### Amenities

Parking Spaces	3
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 15th, 2025
Days on Market	8
Zoning	R2

## Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.