

# \$475,000 - 41 Alpine Crescent Se, Airdrie

MLS® #A2256493

**\$475,000**

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.

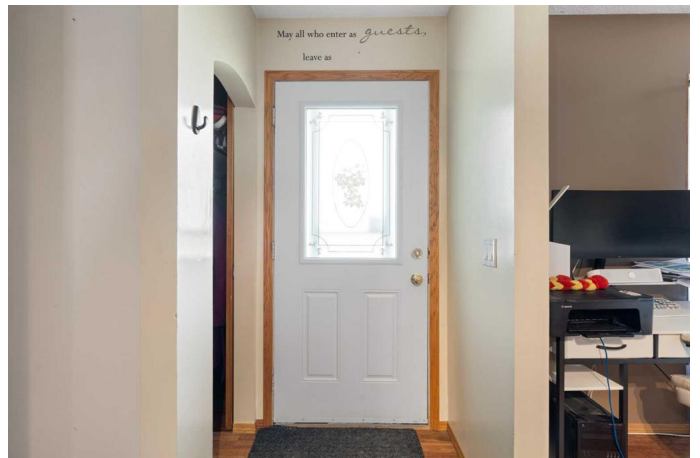
The kitchen is spacious and practical, featuring plenty of cabinetry, generous counter space, and newer appliances. French doors open to a large, south-facing backyard with a deck that's great for outdoor living. The living room includes a cozy corner stone-faced wood-burning fireplace for added character.

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® #         | A2256493    |
| Price          | \$475,000   |
| 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    | September 12th, 2025 |
| Days on Market | 1                    |
| Zoning         | R1                   |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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