

**41 Alpine Crescent SE
Airdrie, Alberta**

MLS # A2256493



\$475,000

Division:	Airdrie Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,030 sq.ft.	Age:	1977 (48 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	RV Access/Parking, Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: TV wall mount

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.