

**2242 Bayview Drive SW
Airdrie, Alberta**

MLS # A2279707



\$484,900

Division:	Bayview		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,537 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Vinyl Windows		

Inclusions: N/A

Welcome to 2242 Bayview Drive, a gorgeous 1500+ Sq Ft 3-bedroom 2.5 bathroom townhome with attached garage and no condo fees! The main level features a unique design with two bedrooms and a full bathroom, perfect for family members or guests, and direct access from the attached double garage. Upstairs, you'll be impressed by soaring vaulted ceilings and a bright, open-concept layout that seamlessly connects the kitchen, living, and dining areas. The well-appointed kitchen showcases quartz countertops, stainless steel appliances, and a large central island, making it ideal for entertaining. The spacious primary bedroom includes a walk-in closet and a private en-suite bathroom with dual sinks and an oversized shower. Enjoy outdoor living with a full-width upper patio off the primary bedroom, plus an additional balcony off the dining room, perfect for relaxing or hosting guests. Complementing the upper level is a convenient laundry area and a powder room. The unfinished basement features 9' ceilings and provides a blank canvas ready for your personal design ideas—a rare opportunity combining functionality, modern finishes, and exceptional value, all without condo fees. Bayview is a beautiful community with parks, benches and pathways that meander throughout the community and along the canals. Kids and adults alike will enjoy the outdoor basketball nets, gym, amphitheatre and tennis courts that will convert into a skating rink in the winter. Come and see all the amenities that Bayview has to offer for yourself! Area size was calculated by applying the RMS to the builder's blueprints