

# \$530,000 - 1607 Summerfield Boulevard Se, Airdrie

MLS® #A2203883

**\$530,000**

4 Bedroom, 2.00 Bathroom, 1,075 sqft  
Residential on 0.03 Acres

Summerhill, Airdrie, Alberta

Incredible Income-Generating Investment  
Opportunity in Airdrie

Don't miss your chance to own this meticulously maintained property in the highly sought-after community of Summerfield, Airdrie. This fantastic home offers an exceptional cash-flowing investment with plenty of potential for both rental income and multi-generational living.

The spacious upper level features three comfortable bedrooms, a full 4-piece bathroom, a generously sized kitchen with an eating island, and a bright, airy living room. Perfect for comfortable family living, this level is designed to feel like home.

The lower illegal suite is a true gem, offering one bedroom, an office, a large kitchen, and an open-concept living and dining area. The suite also has its own laundry facilities, ensuring privacy and independence for tenants or extended family members.

Each floor comes complete with its own kitchen and laundry, providing an ideal setup for generating rental income or flexible living arrangements.

Located in a quiet, family-friendly neighborhood, this property is just minutes from Nose Creek Park, local schools, and a wide range of amenities. With easy access to



major roadways, commuting to Calgary and nearby areas is hassle-free.

Zoned DC-16A, this property is a must-see for anyone looking for a lucrative investment or a spacious home with endless possibilities.

This one won't last long – act fast!

Built in 1981

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2203883    |
| Price          | \$530,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,075       |
| Acres          | 0.03        |
| Year Built     | 1981        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 1607 Summerfield Boulevard Se |
| Subdivision | Summerhill                    |
| City        | Airdrie                       |
| County      | Airdrie                       |
| Province    | Alberta                       |
| Postal Code | T4B 1C7                       |

**Amenities**

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

## Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | Separate Entrance, Laminate Counters                             |
| Appliances        | Electric Range, Refrigerator, Washer/Dryer, Washer/Dryer Stacked |
| Heating           | Central, Natural Gas                                             |
| Cooling           | None                                                             |
| Has Basement      | Yes                                                              |
| Basement          | Finished, Full, Suite                                            |

## Exterior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard, Rain Gutters                                                                           |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Private, Square Shaped Lot, Zero Lot Line |
| Roof              | Asphalt Shingle                                                                                      |
| Construction      | Vinyl Siding, Wood Frame                                                                             |
| Foundation        | Poured Concrete                                                                                      |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 29              |
| Zoning         | DC-16-A         |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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