

# \$579,900 - 201 Morningside Gardens Sw, Airdrie

MLS® #A2252532

**\$579,900**

5 Bedroom, 3.00 Bathroom, 1,116 sqft

Residential on 0.01 Acres

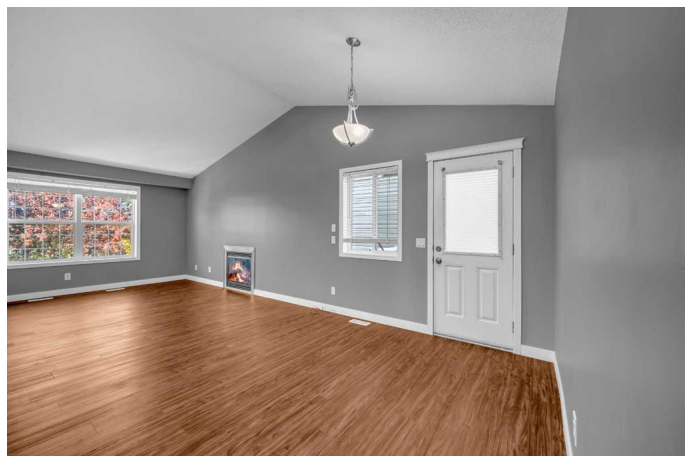
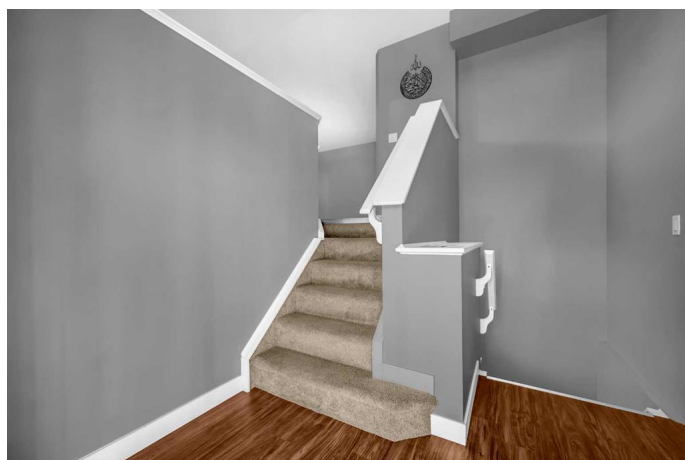
Morningside, Airdrie, Alberta

Welcome to 201 Morningside Gardens SW, located in one of Airdrie's most desirable communities. This beautifully crafted bi-level home, built by Excel Homes, offers 5 generous bedrooms and 3 full bathrooms. The south-facing main floor is bright and welcoming, featuring a spacious living room, dining area, and a well-appointed kitchen. The large master suite includes a walk-in closet and a private ensuite. Two additional well-sized bedrooms and a full four-piece bathroom complete this level.

The fully finished basement boasts a sizeable family room, a large bedroom, an additional versatile room ideal for a den or office, and a full four-piece bathroom. A private side walk-up entrance enhances the potential for a secondary suite or rental income.

Residents enjoy convenient access to community playgrounds, schools, grocery stores, gas stations, and numerous other amenities, all within walking distance and just minutes by car. The home is fully fenced and features a paved back alley, providing privacy and ease of access.

Offering excellent value as a primary residence or investment property, this exceptional home is not to be missed. Contact your REALTOR® today to arrange a private showing.



Built in 2007

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2252532    |
| Price          | \$579,900   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,116       |
| Acres          | 0.01        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 201 Morningside Gardens Sw |
| Subdivision | Morningside                |
| City        | Airdrie                    |
| County      | Airdrie                    |
| Province    | Alberta                    |
| Postal Code | T4B 0C9                    |

## Amenities

|                |                                                                    |
|----------------|--------------------------------------------------------------------|
| Parking Spaces | 4                                                                  |
| Parking        | Alley Access, Double Garage Detached, Off Street, On Street, Paved |
| # of Garages   | 2                                                                  |

## Interior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance                 |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Range, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Central, Forced Air, Natural Gas                                                                   |
| Cooling           | Central Air                                                                                        |
| Fireplace         | Yes                                                                                                |
| # of Fireplaces   | 1                                                                                                  |
| Fireplaces        | Gas                                                                                                |

|              |                                |
|--------------|--------------------------------|
| Has Basement | Yes                            |
| Basement     | Exterior Entry, Finished, Full |

**Exterior**

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Fire Pit, Playground, Private Entrance |
| Lot Description   | Back Yard, Landscaped, Lawn            |
| Roof              | Asphalt Shingle                        |
| Construction      | Vinyl Siding, Wood Frame               |
| Foundation        | Poured Concrete                        |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 3                 |
| Zoning         | R1-L              |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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