

# \$518,000 - 637 Hillcrest Road Sw, Airdrie

MLS® #A2203091

**\$518,000**

3 Bedroom, 3.00 Bathroom, 1,380 sqft  
Residential on 0.05 Acres

Hillcrest, Airdrie, Alberta

Welcome to 637 Hillcrest Road, Airdrie. A stunning 2-storey WALK-OUT townhome that's been gently lived in and meticulously maintained with NO CONDO FEES! From the moment you step inside the welcoming foyer, you'll love the bright, open-concept design, soaring 9' ceilings, and smart switches on the main floor. The functional kitchen features custom soft-close cabinetry with built-ins, quartz countertops, stainless steel Frigidaire appliances (including a gas stove with convection oven!), and a flush breakfast bar—perfect for entertaining. The spacious dining area flows seamlessly onto the rear upper east-facing

deck finished with Duradek with a BBQ gas line, where you can enjoy serene views of the soccer fields and greenspace. The cozy living room is bathed in natural light thanks to its large, bright windows! A main floor half bath completes this level. Upper-Level Comfort, you'll find 3 great-sized bedrooms, including the primary suite, which boasts a walk-in closet, a private 3-pc ensuite with an oversized shower & upgraded shower head, plus Silver Pearl granite countertops. An additional 4-pc bath (also with Silver Pearl granite) and a convenient upper-floor laundry with a sunken shelving unit make daily living a breeze. The WALK-OUT basement is partially finished and filled with tons of natural light and offers a great-sized rec area, a framed & wired bath, ample storage, and access to the rear yard—the perfect space to customize to your



needs! Extras Youâ€™ll Love: Single attached garage with 240V, walking distance to Northcott Prairie School, parks, courts, pathways and close to all amenities & super quick access to the highway. This gem wonâ€™t last long! Book your showing today and make this beautiful walk-out townhouse in Hillcrest your new home!

Built in 2016

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2203091      |
| Price          | \$518,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,380         |
| Acres          | 0.05          |
| Year Built     | 2016          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 637 Hillcrest Road Sw |
| Subdivision | Hillcrest             |
| City        | Airdrie               |
| County      | Airdrie               |
| Province    | Alberta               |
| Postal Code | T4B 4C7               |

### Amenities

|                |  |
|----------------|--|
| Parking Spaces | 2  |
| Parking        | 220 Volt Wiring, Concrete Driveway, Front Drive, Garage Faces Front, Insulated, Single Garage Attached |
| # of Garages   | 1  |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Bathroom Rough-in, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Storage, Vinyl Windows |
| Appliances        | Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings  |
| Heating           | High Efficiency, Forced Air, Natural Gas  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished, Walk-Out  |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | BBQ gas line, Other                              |
| Lot Description   | Back Yard, Gentle Sloping, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                                  |
| Construction      | Vinyl Siding, Wood Frame                         |
| Foundation        | Poured Concrete                                  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 20th, 2025 |
| Days on Market | 34               |
| Zoning         | R2-T             |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

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