

\$549,900 - 746 Bayview Hill Sw, Airdrie

MLS® #A2255639

\$549,900

3 Bedroom, 3.00 Bathroom, 1,480 sqft

Residential on 0.06 Acres

Bayview., Airdrie, Alberta

Airbnb Income Property – Fully Furnished Option Available! This 2024-built detached home in Bayview, Airdrie is already producing steady short-term rental income, making it an ideal turnkey investment opportunity or a first time Homebuyer. Offering 1,480 sq. ft. of modern living space with 3 bedrooms and 2.5 baths, this nearly new home combines elegant finishes, a functional layout, and excellent cash flow potential. The seller is willing to include all furnishings, allowing investors to step directly into a fully operational income-producing property from day one. Inside, the open-concept main floor features 9 ft knockdown ceilings, recessed lighting, and luxury vinyl plank flooring. The gourmet kitchen is equipped with quartz countertops, a central island with seating and premium stainless steel appliances including a built-in microwave and range hood. The spacious living and dining areas flow seamlessly to the backyard, perfect for entertaining. Upstairs, the primary suite offers a large window, walk-in closet, and 4-piece ensuite with a double vanity and walk-in shower. Two additional bedrooms, a 3-piece bath with soaking tub, and a convenient upper-floor laundry room complete the level. The sunshine basement offers excellent future potential with rough-in for a bathroom and layout for two additional bedrooms. Added features include a Smart Home Package with thermostat, video doorbell, and smart locks, plus a double car concrete pad ready for a future detached



garage. Located in family-friendly Bayview, this home is just 10 minutes from CrossIron Mall and 15 minutes from Calgary International Airport, with schools, parks, and playgrounds nearby. A rare opportunity for both investors and homeowners seeking value, comfort, and long-term potential.

Built in 2024

Essential Information

MLS® #	A2255639
Price	\$549,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,480
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	746 Bayview Hill Sw
Subdivision	Bayview.
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 5M4

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home
-------------------	---

Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 9th, 2025
Days on Market	54
Zoning	R1-L0

Listing Details

Listing Office	MaxWell Central
----------------	-----------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.