

# \$559,900 - 746 Bayview Hill Sw, Airdrie

MLS® #A2255639

**\$559,900**

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          | \$559,900   |
| 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 | 9                   |
| Zoning         | R1-L0               |

## Listing Details

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

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