

# \$440,000 - 96 Aspen Crescent Se, Airdrie

MLS® #A2221695

**\$440,000**

3 Bedroom, 2.00 Bathroom, 1,006 sqft  
Residential on 0.10 Acres

Airdrie Meadows, Airdrie, Alberta

" Donâ€™t miss the Virtual Tour that captures every detail of this heartfelt opportunity in Airdrie Meadows â€“ the perfect starter home, ideal for downsizing, or a smart investment in the making! "

Welcome to 96 Aspen Crescent SE, nestled in the warm and peaceful community of Airdrie Meadowsâ€“a place where neighbors still wave hello, kids ride bikes until dusk, and the sense of home is truly alive.

Lovingly cared for by the same couple since 1991, this charming 3-bedroom, 2-bathroom bungalow tells a story of warmth, family, and lasting memories. It's more than just a houseâ€“itâ€™s a home waiting to begin your next chapter.

Step inside to a sun-filled living room, perfect for cozy evenings or lively get-togethers. The open kitchen and dining area is where youâ€™ll cook your favorite meals, share laughter, and connect with loved ones. The main level offers three comfortable bedrooms and a 4-piece bathroom, providing the ideal layout for a young family or those looking to downsize with ease.

The partially developed basementâ€“with a separate entrance from the backyardâ€“offers incredible potential: a spacious family room, dedicated laundry area, built-in storage shelves, and a convenient 2-piece washroom with rough-in for a full bath. Thereâ€™s ample space to develop a fourth bedroom, a childrenâ€™s play area, or even a private suiteâ€“the possibilities are endless!



Outside, enjoy a massive backyardâ€”perfect for kids and petsâ€”complete with a storage shed, lawn area, and a concrete double-parking pad ready for your dream oversized double garage. Looking for rental income? With its layout and backyard access, this home offers excellent potential for a future basement suite (subject to city approval). Located in a quiet, family-friendly neighborhood, youâ€™re a few minutes away from schools, shopping, parks, and playgroundsâ€”everything that makes daily life joyful and convenient. Whether you're a first-time buyer, a young family starting fresh, or someone looking for downsizing or an investor seeking future value, this home offers comfort, character, and limitless possibilities. Book your showing todayâ€”homes with this much heart donâ€™t stay on the market for long!

Built in 1977

**Essential Information**

MLS® #	A2221695
Price	\$440,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,006
Acres	0.10
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	96 Aspen Crescent Se
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Subdivision	Airdrie Meadows
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B1K4

### Amenities

Parking Spaces	3
Parking	Alley Access, Parking Pad, Paved

### Interior

Interior Features	Separate Entrance
Appliances	Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplaces	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 7th, 2025
Days on Market	7
Zoning	R1

### Listing Details

Listing Office	CIR Realty
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