

\$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
---------	----------------------

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	1
Zoning	R1

Listing Details

Listing Office	CIR Realty
----------------	------------

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.