

# **\$518,000 - 1607 Summerfield Boulevard Se, Airdrie**

MLS® #A2203883

**\$518,000**

4 Bedroom, 2.00 Bathroom, 1,075 sqft

Residential on 0.03 Acres

Summerhill, Airdrie, Alberta

Incredible Income-Suite Investment  
Opportunity in Airdrie

This well maintained property in the charismatic community of Summerfield, Airdrie. This fantastic home offers an exceptional cash-flowing investment with plenty of potential for both rental income and multi-generational living.

The spacious upper level features three comfortable bedrooms, a full 4-piece bathroom, a generously sized kitchen with an eating island, and a bright, airy living room. Perfect for comfortable family living, this level is designed to feel like home.

The lower suite is a true gem, offering one bedroom, an office, a large kitchen, and an open-concept living and dining area. The suite also has its own laundry facilities, ensuring privacy and independence for tenants or extended family members.

Each floor comes complete with its own kitchen and private laundry, providing an ideal setup for generating rental income or flexible living arrangements. \*\*Zero lot line- will accomodate for a custom garage!!

Located in a quiet, family-friendly neighborhood, this property is just minutes from Nose Creek Park, local schools, and a wide range of amenities. With easy access to



major roadways, commuting to Calgary and nearby areas is hassle-free.

Zoned DC-16A, this property is a must-see for anyone looking for a lucrative investment or a spacious home with endless possibilities. Ask me about the income helper for qualifying on your mortgage!!

Make us an offer!!

Built in 1981

### **Essential Information**

MLS® #	A2203883
Price	\$518,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,075
Acres	0.03
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	1607 Summerfield Boulevard Se
Subdivision	Summerhill
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 1C7

### **Amenities**

Parking Spaces	2
Parking	Parking Pad

## Interior

Interior Features	Separate Entrance, Laminate Counters
Appliances	Electric Range, Refrigerator, Washer/Dryer, Washer/Dryer Stacked
Heating	Central, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Private, Lawn, Square Shaped Lot, Zero Lot Line
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 3rd, 2025
Days on Market	74
Zoning	DC-16-A

## Listing Details

Listing Office	CIR Realty
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