

# **\$554,000 - 126 Midtown Boulevard Sw, Airdrie**

MLS® #A2227683

**\$554,000**

3 Bedroom, 3.00 Bathroom, 1,473 sqft

Residential on 0.06 Acres

Midtown, Airdrie, Alberta

Welcome home! You will enjoy living in this bright and spacious half duplex built by Shane Homes. With an open concept design and highly functional layout, this home offers a comfortable and convenient lifestyle without any condo fees. The main level features 9' ceilings, elegant luxury vinyl plank flooring and a seamless flow between the living area, dining space, kitchen and a convenient two-piece powder room. The gourmet kitchen is a true highlight, boasting granite countertops, stainless steel appliances and ample cabinet space. The oversized central island is practical with added storage underneath. Upstairs, you will find a thoughtfully designed layout with three bedrooms and two full bathrooms. The primary bedroom is a relaxing retreat, complete with a walk-in closet and a four-piece ensuite bathroom featuring a granite countertop. For added convenience, the laundry is located on this upper level. Enjoy outdoor living on either the welcoming front porch or the private back deck. The yard is fully landscaped and fenced, perfect for enjoying the outdoors. Parking is convenient with a paved back lane leading to your private double garage. This home has been lovingly cared for by the original owner and is ideally situated close to a variety of amenities, including Nose Creek Park, green spaces, pathways, playgrounds, schools, shopping, restaurants, the Woodside Golf Course and the Genesis Recreation Centre. Don't miss the opportunity to see your next



home! Please call today to schedule a viewing.

Built in 2017

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2227683               |
| Price          | \$554,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,473                  |
| Acres          | 0.06                   |
| Year Built     | 2017                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 126 Midtown Boulevard Sw |
| Subdivision | Midtown                  |
| City        | Airdrie                  |
| County      | Airdrie                  |
| Province    | Alberta                  |
| Postal Code | T4B4C9                   |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Smoking Home, Open Floorplan                                                                   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Central, Natural Gas                                                                                             |
| Cooling           | None                                                                                                             |
| Has Basement      | Yes                                                                                                              |

Basement                      Full, Unfinished

**Exterior**

Exterior Features      Private Yard

Lot Description        Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Rectangular Lot, Paved

Roof                      Asphalt Shingle

Construction          Stone, Vinyl Siding, Wood Frame

Foundation            Poured Concrete

**Additional Information**

Date Listed             June 6th, 2025

Days on Market        10

Zoning                   DC Residential

**Listing Details**

Listing Office           CIR Realty

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