

# \$799,900 - 1309 Midtown Road Sw, Airdrie

MLS® #A2201875

**\$799,900**

3 Bedroom, 3.00 Bathroom, 2,333 sqft

Residential on 0.08 Acres

Midtown, Airdrie, Alberta

**\*\*Open House Sat Apr 5 12pm-4pm\*\***

Welcome to 1309 Midtown Road, Airdrie! This charming, brand new home is located in the highly sought-after Midtown community.

Featuring a spacious, open-concept layout, this home offers three generous bedrooms, two and a half bathrooms, and a bright, modern kitchen with stainless steel appliances and quartz countertops. The large windows throughout the home provide plenty of natural light, creating a warm and inviting atmosphere.

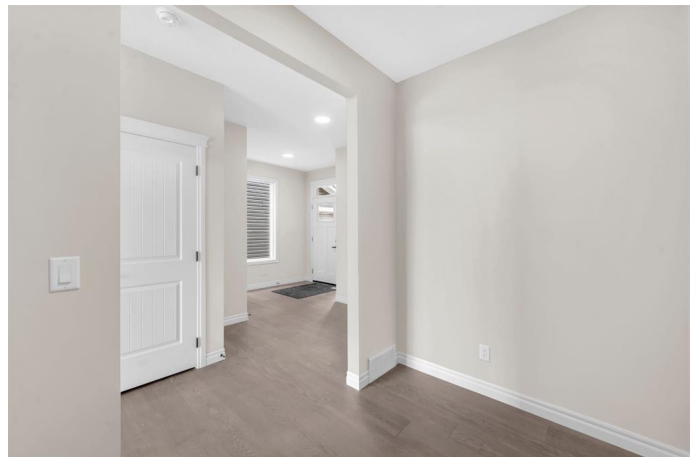
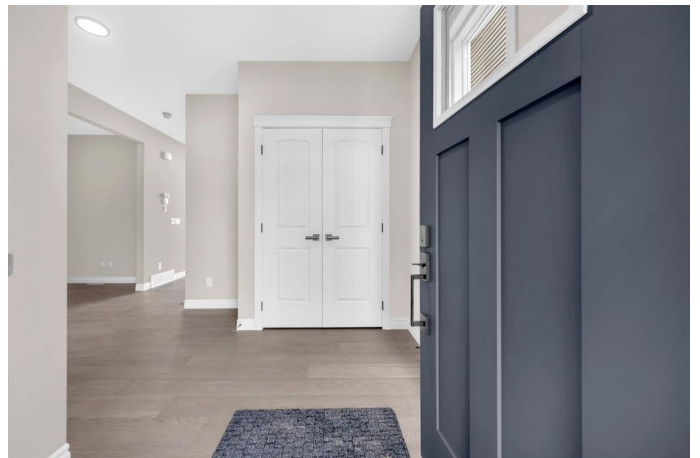
The main floor also boasts a cozy living room, perfect for relaxing, and a dining area ideal for family gatherings. Upstairs, the master suite offers a walk-in closet and a private ensuite, while the additional bedrooms are perfect for growing families or home offices.

Step outside to your private backyard, from the separate side entrance, ideal for outdoor entertaining with a large deck and plenty of green space. Located within walking distance to parks, schools, and shopping, this home offers the perfect blend of comfort and convenience.

Don't miss out on this incredible opportunityâ€”book your showing today!

Built in 2025

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2201875    |
| Price          | \$799,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,333       |
| Acres          | 0.08        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1309 Midtown Road Sw |
| Subdivision | Midtown              |
| City        | Airdrie              |
| County      | Airdrie              |
| Province    | Alberta              |
| Postal Code | T4B 5M9              |

### Amenities

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

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Separate Entrance |
| Appliances        | Built-In Oven, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer                     |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | BBQ gas line, Private Entrance, Private Yard |
|-------------------|--|

|                 |                          |
|-----------------|--------------------------|
| Lot Description | Back Yard, Private       |
| Roof            | Asphalt Shingle          |
| Construction    | Vinyl Siding, Wood Frame |
| Foundation      | Poured Concrete          |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 12th, 2025 |
| Days on Market | 46               |
| Zoning         | R1-U             |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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