

\$585,000 - 78 Midtown Boulevard Sw, Airdrie

MLS® #A2253345

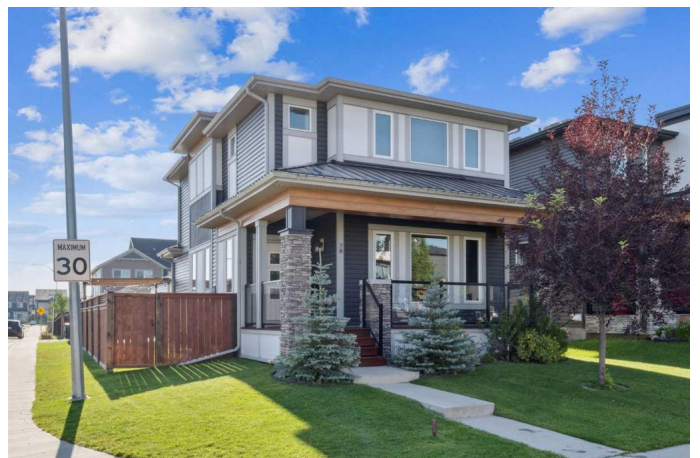
\$585,000

3 Bedroom, 3.00 Bathroom, 1,623 sqft

Residential on 0.09 Acres

Midtown, Airdrie, Alberta

PRICE IMPROVEMENT! The most beautiful and well maintained detached home in Airdrie! . This CORNER LOT home has a perfect open-concept layout that welcomes you with new laminate flooring (2022) and abundant natural light coming through the numerous windows. This SHANE HOME is located in a Corner-Lot, providing more windows and more yard space on the side of the house. The heart of the home features a stunning kitchen equipped with stainless steel appliances, a beautiful backsplash, a huge ISLAND and a convenient pantry. A practical half bath completes the main floor. Ascending to the upper level, you'll discover the primary bedroom bathed in natural light, featuring an ensuite bathroom and a walk-in closet. Two additional spacious bedrooms with their own WALK-IN CLOSETS share a full bathroom, and the upstairs laundry adds convenience to daily living. All upper floor boasts newly installed carpeting (April 2025). The basement is UNFINISHED, equipped with 2 egress windows and rough-in for a bathroom. Developing the basement and adding 2 more bedroom could be easily done and a great investment! -----Step outside to your private oasis. A beautiful deck leads to a stunning stamped concrete pad adorned with a pergola "â€". There is a concrete slab perfect to install a Hot Tub (Hot Tub not included, the electrical work has been done already) or use that area as a RV PARKING, the gate to the spacious alley is already there! The landscaped front



yard welcomes you with a spacious veranda. The property features a newer garage (built 2019) with an extra-high door, perfect for truck owners, while the corner lot positioning provides extended yard space and additional windows. Easy access to main roads and steps away from Gas-Station, Clinic, Tim Hortons, Schools, Pathways, Playgrounds and Midtown Lake. BOOK YOUR VIEWING TODAY

Built in 2016

Essential Information

MLS® #	A2253345
Price	\$585,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,623
Acres	0.09
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	78 Midtown Boulevard Sw
Subdivision	Midtown
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 4E5

Amenities

Parking Spaces	3
Parking	Double Garage Detached, Parking Pad, RV Access/Parking, Stall

of Garages 3

Interior

Interior Features Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Storage, Walk-In Closet(s)

Appliances Built-In Refrigerator, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Washer

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features Dog Run, Lighting, Private Entrance, Private Yard

Lot Description Back Lane, Back Yard, Corner Lot, Dog Run Fenced In, Gazebo, Landscaped, Level, Low Maintenance Landscape, Private, Secluded

Roof Asphalt Shingle

Construction Composite Siding, Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 2nd, 2025

Days on Market 25

Zoning DC-42

Listing Details

Listing Office CIR Realty

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