

# \$839,900 - 1098 Midtown Avenue Sw, Airdrie

MLS® #A2211170

**\$839,900**

5 Bedroom, 3.00 Bathroom, 2,561 sqft

Residential on 0.10 Acres

Midtown, Airdrie, Alberta

Located in the sought-after community of Midtown in Airdrie, this stunning SHANE HOME BUILT, home offers approximately 2,600 square feet of thoughtfully designed living space on a conventional lot. The main floor welcomes you with a spacious layout that includes a full bedroom, complemented by a bathroom featuring a standing shower—ideal for guests or multi-generational living. The gourmet kitchen is a chef's dream, boasting built-in appliances, dual-tone cabinetry, and a massive pantry with spice kitchen rough-ins. An expansive living area showcases an extra elongated fireplace, adding warmth and elegance to the space. Venturing upstairs, 4 generously sized bedrooms provide ample accommodation, along with a versatile bonus area perfect for family gatherings. The primary suite is a true retreat, featuring a luxurious five-piece ensuite, while a common four-piece bathroom and a conveniently located laundry room complete the level. The basement offers exceptional potential with a separate entrance, three egress windows, and a vast undeveloped space, ready to be customized to suit your needs. This home perfectly blends style and functionality, making it an excellent choice for those seeking modern comforts in a prime location.

Built in 2024

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2211170    |
| Price          | \$839,900   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,561       |
| Acres          | 0.10        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1098 Midtown Avenue Sw |
| Subdivision | Midtown                |
| City        | Airdrie                |
| County      | Airdrie                |
| Province    | Alberta                |
| Postal Code | T4B 5N1                |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 4                                  |
| Parking        | Double Garage Attached, Off Street |
| # of Garages   | 2                                  |

### Interior

|                   |                                                                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Built-in Features, Chandelier, Double Vanity, French Door, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Garage Control(s), Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings, Gas Cooktop                                                            |
| Heating           | Forced Air                                                                                                                                                                                                |
| Cooling           | Central Air                                                                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                                                                                                         |
| Fireplaces        | Electric                                                                                                                                                                                                  |

|              |                                                            |
|--------------|------------------------------------------------------------|
| Has Basement | Yes                                                        |
| Basement     | Exterior Entry, Full, Partially Finished, Walk-Up To Grade |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | None                            |
| Lot Description   | Back Yard, Rectangular Lot      |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 66               |
| Zoning         | R1-U             |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|

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