

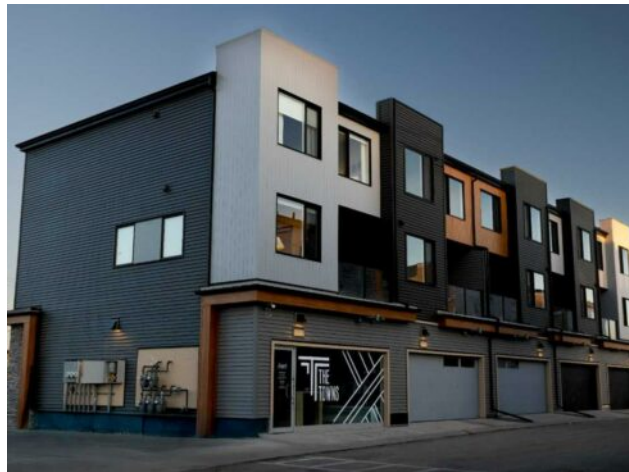


**GRASSROOTS**  
REALTY GROUP

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413, 81 Midtown Boulevard SW  
Airdrie, Alberta

MLS # A2220659



**\$475,000**

Division:	Midtown		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,661 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 309
Basement:	Full, Partially Finished	LLD:	-
Exterior:	See Remarks, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s)		

Inclusions: N/A

The Towns & By Shane Multi-Family & Brand new and available for quick possession, this stunning 3-bedroom, 2.5-bathroom townhome in The Towns at Midtown offers the perfect blend of modern style and everyday functionality. With an open-concept main floor, thoughtfully designed kitchen, and spacious upper-level bedrooms, this home is ideal for growing families or first-time buyers. Enjoy contemporary finishes, durable flooring, and rough-ins for potential future development to make the space your own. Located in a vibrant, well-connected community, you'll love the low-maintenance lifestyle and convenience of nearby amenities, parks, and transit. Whether you're looking to settle in quickly or invest in a turnkey opportunity, this home checks all the boxes. Photos are representative and may not reflect the exact unit.