



GRASSROOTS
REALTY GROUP

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521 Midtown Street SW
Airdrie, Alberta

MLS # A2239598



\$574,900

Division:	Midtown		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,492 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	City Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	DC-42
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Hot Tub (as is), Shed		

Welcome to this beautifully maintained and fully developed duplex located in the highly sought-after community of Midtown. Whether you're a growing family or looking to downsize, this home offers the perfect balance of space, functionality, and comfort. The main floor features durable luxury vinyl plank flooring and a spacious front entrance that opens into a stylish kitchen with rich dark cabinetry, stunning white quartz countertops, and a generously sized island that seats four with ease. The newly installed dishwasher (2023) and expansive pantry make this kitchen as practical as it is beautiful. Adjacent to the kitchen is a welcoming dining space and open-concept living room—ideal for entertaining. Sliding doors lead to a private backyard with a fenced-in yard, a large deck, a shed, and a relaxing hot tub, all included with the home. Upstairs, you'll find three well-proportioned bedrooms, including a spacious primary suite with a luxurious five-piece ensuite and a massive walk-in closet. The second full bathroom, convenient upper-floor laundry with a new washer and dryer (2024), and an oversized linen closet complete this level. The basement adds even more value—it's fully finished with permits and includes an additional bedroom, a full bathroom, and a large bonus room, offering endless possibilities for recreation, work, or guests. Set on a quiet street near scenic walking paths and the pond, this home is just minutes from schools, shopping, and everyday amenities. It's ready for you to move in and make it your own.