



**GRASSROOTS**  
REALTY GROUP

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**16 Midtown Close SW**  
**Airdrie, Alberta**

**MLS # A2240687**



**\$559,999**

<b>Division:</b>	Midtown		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,582 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Heated Garage, Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	DC-42
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

<b>Inclusions:</b>	N/A
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Beautifully Upgraded 3-Bedroom Home in the Vibrant Midtown Lake Community & Backing Onto Green Space! Welcome to this fully upgraded and freshly painted 3-bedroom, 2.5-bath home located in Airdrie's thriving Midtown Lake Community. With 1,581 sq ft of well-designed living space, this home offers modern comfort, style, and functionality. Enjoy abundant natural light through triple-pane windows and the rare benefit of backing onto private green space, creating a peaceful and scenic backdrop. The attached heated garage provides year-round convenience, while a separate side entrance leads to a bright, unfinished basement with two large windows&mdash;perfect for future development. Steps from walking paths, parks, and lake views, this location combines tranquil community living with unbeatable access to transit, grocery stores, schools, and essential amenities. A perfect fit for families, professionals, or anyone seeking a balance of nature and urban convenience. Don't miss this opportunity&mdash;move-in ready and full of potential!