



**GRASSROOTS**  
REALTY GROUP

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**112 Midtown Close SW**  
**Airdrie, Alberta**

**MLS # A2257887**



**\$589,000**

<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>	2023 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, No Neighbours Behind, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC-42
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** None

Welcome to this front garage duplex in Airdrie offering 4 bedrooms and 3.5 bathrooms. Upstairs you will find 3 bedrooms including a primary with ensuite, a second full bathroom, and laundry is upstairs for added convenience. The main floor features a spacious living room, dining area, and a modern kitchen with stainless steel appliances, ceiling-height cabinetry, and a half bathroom. The backyard is fully fenced and landscaped with a deck and BBQ gas line. The basement has an illegal suite with separate entry, large living room, 1 bedroom plus a den, kitchen, and full bathroom, and is currently rented, making it an excellent option for extended family living or mortgage helper potential. Don't miss out on this incredible opportunity—schedule your viewing today.