



**GRASSROOTS**  
REALTY GROUP

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10 Midtown Boulevard SW  
Airdrie, Alberta

MLS # A2269009



**\$449,900**

|                  |                                              |               |                  |
|------------------|----------------------------------------------|---------------|------------------|
| <b>Division:</b> | Midtown                                      |               |                  |
| <b>Type:</b>     | Residential/Five Plus                        |               |                  |
| <b>Style:</b>    | 2 Storey                                     |               |                  |
| <b>Size:</b>     | 1,441 sq.ft.                                 | <b>Age:</b>   | 2020 (5 yrs old) |
| <b>Beds:</b>     | 3                                            | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Detached, Garage Door Opener   |               |                  |
| <b>Lot Size:</b> | 0.04 Acre                                    |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Paved, Rectangular Lot |               |                  |

|                    |                                                                      |                   |       |
|--------------------|----------------------------------------------------------------------|-------------------|-------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                              | <b>Water:</b>     | -     |
| <b>Floors:</b>     | Carpet, Laminate, Tile                                               | <b>Sewer:</b>     | -     |
| <b>Roof:</b>       | Asphalt Shingle                                                      | <b>Condo Fee:</b> | -     |
| <b>Basement:</b>   | None                                                                 | <b>LLD:</b>       | -     |
| <b>Exterior:</b>   | Silent Floor Joists, Vinyl Siding, Wood Siding                       | <b>Zoning:</b>    | DC-41 |
| <b>Foundation:</b> | Poured Concrete                                                      | <b>Utilities:</b> | -     |
| <b>Features:</b>   | Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home |                   |       |

**Inclusions:** Curtains and Blinds

Step into style and comfort with this beautifully maintained 3-bedroom, 2.5-bath home in the desirable community of Midtown &mdash; offering incredible value with no condo fees. The bright and open main floor features durable laminate flooring and a welcoming layout that's perfect for relaxing or entertaining. The modern kitchen stands out with quartz countertops, an under-mounted sink, and plenty of workspace for everyday cooking or weekend hosting. Large east-facing windows fill the home with natural light, creating a warm and inviting atmosphere. Upstairs, enjoy three generous bedrooms, including a spacious primary suite with a walk-in closet and private ensuite. A second full bath and convenient upper laundry complete the level with everyday practicality. Outside, a fenced backyard offers privacy and space to unwind, while the double detached garage adds extra storage and keeps vehicles sheltered year-round. Located close to parks, pathways, shopping, and transit, this home delivers the perfect mix of comfort, style, and convenience &mdash; all in one great Midtown location. Move-in ready and waiting for you to call it home.