



**704, 81 Midtown Boulevard SW
Airdrie, Alberta**

MLS # A2278227

\$422,415



Division:	Midtown		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,646 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 2 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:	\$ 315
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Stucco, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Stone Counters		

Inclusions: N/A

Welcome to the Oak with Meter Room, a well-designed 1,645 sq ft townhome built by Shane Multi-Family. This 3 bedroom, 2.5 bathroom home features a double attached garage and a functional ground-level flex space ideal for a home office, workout area, or added storage. The main floor offers an open-concept kitchen, dining, and great room layout, with direct access to a private balcony for BBQs. Upstairs, the primary bedroom includes a walk-in closet and ensuite, complemented by two additional bedrooms, a full bathroom, and convenient upper-floor laundry. Thoughtfully planned with the efficient use of space throughout, this home delivers modern design, practicality, and low-maintenance living suited for a variety of lifestyles.