



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2278227**

**\$437,050**



|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Midtown                |               |                  |
| <b>Type:</b>     | Residential/Five Plus  |               |                  |
| <b>Style:</b>    | 3 (or more) Storey     |               |                  |
| <b>Size:</b>     | 1,646 sq.ft.           | <b>Age:</b>   | 2026 (0 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2 full / 2 half  |
| <b>Garage:</b>   | Double Garage Attached |               |                  |
| <b>Lot Size:</b> | -                      |               |                  |
| <b>Lot Feat:</b> | Street Lighting        |               |                  |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | \$ 315 |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Cement Fiber Board, Stone, Stucco, Vinyl Siding, Wood Frame                        | <b>Zoning:</b>    | TBD    |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | 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.