



133 Midtown Court SW
Airdrie, Alberta

MLS # A2286490



\$549,950

Division:	Midtown		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,592 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Front Yard, Level, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	DC-42
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: Mounted Wall brackets behind TV's. Shelving in Flex area above the desk.

Looking for a change of pace? Come and check out this stunning home whether you're looking for a smart start or a great downsizing option this centrally located home in the convenient Midtown neighbourhood of Airdrie offers a total of 4 bedrooms and 3 1/2 bathrooms with numerous upgrades throughout. A covered front porch provides a welcoming entrance and a peaceful place to enjoy your morning coffee. The main level features vinyl plank flooring running seamlessly throughout which is both beautiful & durable for families & pets. Open front room can be used as a formal dining area, home office or 2nd living space. The stunning kitchen really is the heart of this home, large expanses of quartz counters, a newer suite of stainless appliances, walk-in pantry, loads of cabinets and a sit up island for casual meals and entertaining. It overlooks the living room and a great flex area that can be used as a dining room, or extra living space. The thoughtfully laid out upper level boasts new carpet, 3 bedrooms, a main 4 piece bathroom and a convenient separate laundry room. The Primary bedroom has a large walk in closet and a beautiful en-suite bathroom with a deep soaker tub & separate shower. The basement was professionally developed in 2024 with all permits in place. It features a spacious family room anchored by a gorgeous electric fireplace & mantle with heat & light settings, a large 4th bedroom and a stunning full 4 piece bathroom. Additional recent upgrades & notable features include Central Air Conditioning, new water softener (2025), new carpet on the upper level, all bathrooms in the home have quartz topped counters & newer Toto toilets. Out the back door you'll find a great little patio with a custom clip in removable sunshade on a glass roof, side privacy screens and a natural gas hook up for your BBQ. The xeriscape back

yard provides a sustainable, low-water & low maintenance area – perfect for pets. Detached double car garage is accessed off the paved back lane. Midtown is one of Airdrie's most thoughtfully planned neighbourhoods. Perfectly situated in the middle of the bustling city of Airdrie yet designed to create a small town feel. Its central location is a major perk, just minutes from Main Street, schools, grocery stores, restaurants, gyms, and major commuting routes, the community offers unbeatable convenience. Whether you're commuting into Calgary, dropping kids at activities, or grabbing dinner close to home, everything is easily accessible. Your new street is anchored at one end by Iron Horse Park and the other by a large playground and pathways around the pond. You're going to love living here!