



**83 Midtown Crossing SW
Airdrie, Alberta**

MLS # A2299051



\$525,000

Division:	Midtown		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,594 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Level, Rectangular Lot, Street Light		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC-42
Foundation:	Poured Concrete	Utilities:	-

Features: High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Black Towel Cabinet in Basement Bathroom, Smart Home Components

WELCOME HOME! This beautifully maintained 2021 Shane Homes duplex with more than 2,200 sq ft developed is FULLY FINISHED, affordable, and truly move-in ready! From the moment you step inside, you’ll notice the PRIDE OF OWNERSHIP with fresh paint, sparkling clean condition, and an inviting open-concept layout filled with natural light. The covered front porch is the perfect spot to relax and enjoy a shady summer afternoon. The main floor offers 9’ ceilings, a spacious living and dining area, anchored by a stunning kitchen featuring a MASSIVE ISLAND, gas range, and plenty of room for entertaining or everyday family life. Enjoy modern convenience with ceiling-mounted Google Mini speakers on the main floor and in the bedrooms—easily control music, lighting, and more with just your voice. Upstairs, you’ll find a generous primary retreat complete with a walk-in closet and private ensuite, along with two additional well-sized bedrooms, a full 4-piece bathroom, and the convenience of upper-level laundry. The professionally developed basement adds even more living space with a large rec room, 4-piece bathroom, versatile flex area, and ample storage. This could be a perfect set up for a teenager, or even extended family. Step outside to your backyard deck with privacy screens—perfect for relaxing or hosting—and a rear parking pad ready for your future dream garage. Located in the sought-after community of Midtown in Airdrie, you’ll love the proximity to scenic ponds, walking paths, canals, and nearby shopping, restaurants, and amenities. A fantastic opportunity to own a turn-key home in a vibrant, family-friendly neighbourhood!