



GRASSROOTS
REALTY GROUP

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389 Midtown Gate SW
Airdrie, Alberta

MLS # A2206920



\$475,900

Division:	Midtown		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,320 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Insulated, On		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Rectangu		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding	Zoning:	DC-41
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Stylish & Spacious Townhome in Midtown – No Condo Fees! Welcome to your new home in the heart of Midtown! This modern, well-kept townhome is perfect for first-time buyers, growing families, or anyone looking to enjoy a low-maintenance lifestyle without condo fees. **Main Floor – Open & Inviting** Step into a bright, open-concept main floor that’s perfect for entertaining. The kitchen features granite countertops, a central island, stainless steel appliances, and a walk-in pantry for extra storage. The spacious living and dining areas flow seamlessly together, and there’s even a convenient 2-piece bathroom on this level. **Upstairs – Room to Grow** Upstairs offers two generous bedrooms, both with walk-in closets. The primary bedroom includes a private 3-piece ensuite with a granite vanity. The second bedroom is oversized—ideal for kids, guests, or even a shared setup. A full 4-piece bathroom and upstairs laundry make everyday life easier. **Basement – Endless Possibilities** The unfinished basement is a blank canvas—create an extra bedroom, bathroom, and cozy family room to fit your needs. It's roughed-in and ready to go! **Outdoor Space – Relax & Enjoy** Enjoy peaceful walks around the nearby pond and scenic pathways just steps from your front door. The backyard features a no-maintenance deck, and the front yard is landscaped for minimal upkeep. You’ll love the double detached garage—insulated, drywalled, and perfect for parking or extra storage. **Location – Convenience Meets Community** Midtown is a vibrant and growing neighborhood with everything close by—shopping, dining, parks, and more. Whether you're starting out or settling down, this home checks all the boxes!

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