

# \$539,900 - 109 Midtown Court Sw, Airdrie

MLS® #A2214234

**\$539,900**

3 Bedroom, 3.00 Bathroom, 1,588 sqft

Residential on 0.06 Acres

Midtown, Airdrie, Alberta

This pristine SHANE HOMES-built semi-detached gem in Midtown is a true find! Boasting 3 bedrooms, 2 bathrooms, and thoughtful design throughout, this home welcomes you with a spacious and charming front porch. Upon entering, you'll find a bright foyer and FRESHLY PAINGED interiors, paired with carpets professionally cleaned and sanitized!! With 9-foot ceilings on the main level, the space feels airy and inviting. A cozy front living area leads seamlessly to the open-concept kitchen and living room. The kitchen is an ideal hub for families or cooking enthusiasts, featuring a large island, ample cabinetry, an upgraded stove, a newer dishwasher, a pantry, and elegant crown molding atop the cabinets. Adjacent to this is the living area—a perfect spot for unwinding—and a dining area ready to host large gatherings. From the back entryway (with storage bench), step onto the west-facing deck with a privacy panel overlooking the fenced backyard—a fantastic space for kids or pets to roam. The insulated double detached garage adds even more convenience. Upstairs, you™ll find a serene primary bedroom with a spa-like 4-piece ensuite, including a separate soaker tub AND a 5-foot walk-in shower, plus a spacious walk-in closet. Two additional bedrooms, another 4-piece bathroom, and a sizable laundry closet complete the upper level. The basement awaits your personal touch, with utilities carefully positioned for future development.



Move-in ready, this SPOTLESS home has been professionally cleaned (including carpets), furnace cleaned and serviced (Apr 2025), sump pump serviced (Apr 2025). Great location near playgrounds/walking paths and amenities like Tim Hortons and Sobeysâ€”just a short stroll away. Donâ€™t miss out on this incredible opportunity! Schedule your private showing today.

Built in 2016

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2214234               |
| Price          | \$539,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,588                  |
| Acres          | 0.06                   |
| Year Built     | 2016                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 109 Midtown Court Sw |
| Subdivision | Midtown              |
| City        | Airdrie              |
| County      | Airdrie              |
| Province    | Alberta              |
| Postal Code | T4B 4E4              |

**Amenities**

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 4                                |
| Parking        | Double Garage Detached, Driveway |
| # of Garages   | 2                                |

## Interior

|                   |                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer                                                            |
| Heating           | Forced Air, Natural Gas                                                                                                                             |
| Cooling           | None                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                 |
| Basement          | Full, Unfinished                                                                                                                                    |

## Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior Features | Private Yard, Rain Gutters                                        |
| Lot Description   | Back Yard, Front Yard, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle                                                   |
| Construction      | Vinyl Siding, Wood Frame                                          |
| Foundation        | Poured Concrete                                                   |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 3                |
| Zoning         | DC-42            |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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