

# \$799,900 - 1309 Midtown Road Sw, Airdrie

MLS® #A2216775

**\$799,900**

3 Bedroom, 3.00 Bathroom, 2,333 sqft

Residential on 0.08 Acres

Midtown, Airdrie, Alberta

**\*\*Open House Sat Apr 5 12pm-4pm\*\***

Welcome to 1309 Midtown Road, Airdrie! This charming, brand new home is located in the highly sought-after Midtown community.

Featuring a spacious, open-concept layout, this home offers three generous bedrooms, two and a half bathrooms, and a bright, modern kitchen with stainless steel appliances and quartz countertops. The large windows throughout the home provide plenty of natural light, creating a warm and inviting atmosphere.

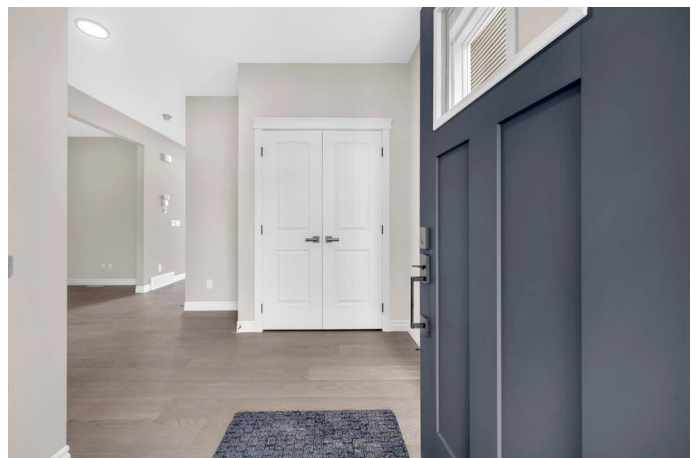
The main floor also boasts a cozy living room, perfect for relaxing, and a dining area ideal for family gatherings. Upstairs, the master suite offers a walk-in closet and a private ensuite, while the additional bedrooms are perfect for growing families or home offices.

Step outside to your private backyard, from the separate side entrance, ideal for outdoor entertaining with a large deck and plenty of green space. Located within walking distance to parks, schools, and shopping, this home offers the perfect blend of comfort and convenience.

Don't miss out on this incredible opportunityâ€”book your showing today!

Built in 2025

## Essential Information



MLS® #	A2216775
Price	\$799,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,333
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	1309 Midtown Road Sw
Subdivision	Midtown
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 5M9

### Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Separate Entrance
Appliances	Built-In Oven, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard
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Lot Description	Back Yard, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 1st, 2025
Days on Market	3
Zoning	R1-U

### **Listing Details**

Listing Office	RE/MAX Complete Realty
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