

# \$579,000 - 117 Midtown Close Sw, Airdrie

MLS® #A2264790

**\$579,000**

3 Bedroom, 3.00 Bathroom, 1,554 sqft

Residential on 0.08 Acres

Midtown, Airdrie, Alberta

BEST PRICE IN MIDTOWN WITH UPGRADED FEATURES | CORNER TRADITIONAL LOT | SEPARATE ENTRANCE TO THE BASEMENT | LOT OF UPGRADES FROM TRICO BUILDER | Welcome to this beautifully designed laned home in the desirable community of Midtown, ideally situated on a rare traditional corner lot next to green area & walking trail with excessive outdoor space at the front, back, and sides—perfect for summer BBQs, family gatherings, or a fun play area for the kids. This beautiful North-facing home offers the perfect orientation for natural light lovers—with abundant sunlight streaming into the backyard from morning to dusk. Whether you're enjoying your morning coffee, tending to a garden, or entertaining guests, the sunlit outdoor space creates a warm and inviting atmosphere all day long. Step inside to an inviting open-concept main floor with soaring 9-ft ceilings and an abundance of windows that flood the space with natural light, keeping it bright and cozy all day long. The layout offers a spacious front living area that creates a cozy ambiance, a dining space at the back, and a gourmet kitchen at the center—truly the heart of the home. The chef's kitchen features ceiling-height cabinetry, a large central island with QUARTZ countertops, premium stainless steel appliances, including a gas stove and hood fan, upgraded lighting with pot lights, plenty of storage & spacious pantry provides additional storage to keep everything



organized and within reach. A convenient half bath completes the main level, leading out to a rear deck, a generous backyard, and the concrete pad (NOTE: Seller is willing to have the Garage constructed, with the selling price set at \$595K). Upstairs, youâ€™ll find three generously sized bedrooms, including a primary retreat with a walk-in closet and private 4-piece ensuite. The two secondary bedrooms are well-sized and share a centrally located full bathroom. All full bathrooms feature upgraded tiles flooring, undermount sinks & timer-controlled exhaust fans. For added convenience, the Whirlpool washer and dryer are also located on the upper level which also features tile flooring. The home also includes a full basement with 9-ft ceilings and a separate side entrance, offering endless potential for future developmentâ€”whether itâ€™s a legal suite, home gym, or entertainment space. Located in the vibrant, family-friendly Midtown community, this home offers access to beautiful walking paths, parks, a central pond, and is just minutes from schools, shopping, and dining. With quick access to Highway 2, commuting to Calgary is fast and stress-free. This is a rare opportunity to own a stylish, move-in ready home on a corner lot in one of Airdrieâ€™s most sought-after neighborhoods. Make sure to view the virtual tour for a complete walkthrough of the home.

Built in 2022

**Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | A2264790  |
| Price      | \$579,000 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 1         |

|                |             |
|----------------|-------------|
| Square Footage | 1,554       |
| Acres          | 0.08        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 117 Midtown Close Sw |
| Subdivision | Midtown              |
| City        | Airdrie              |
| County      | Airdrie              |
| Province    | Alberta              |
| Postal Code | T4B 5G9              |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |
| Waterfront     | Pond        |

### Interior

|                   |                                                                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Sump Pump(s), Walk-In Closet(s), Bathroom Rough-in |
| Appliances        | Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings                                                                                                             |
| Heating           | High Efficiency, Fireplace(s), Forced Air, Natural Gas, Exhaust Fan, Humidity Control                                                                                                                  |
| Cooling           | None                                                                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                                                    |
| # of Fireplaces   | 1                                                                                                                                                                                                      |
| Fireplaces        | Electric, Great Room, Decorative                                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                                                                    |
| Basement          | Full                                                                                                                                                                                                   |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard                                     |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn |

|              |                                           |
|--------------|-------------------------------------------|
| Roof         | Asphalt Shingle                           |
| Construction | Concrete, Stone, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                           |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2025 |
| Days on Market | 21                 |
| Zoning         | R1-L               |

**Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | MaxWell Central |
|----------------|-----------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.