

# \$604,900 - 117 Midtown Close Sw, Airdrie

MLS® #A2242754

**\$604,900**

3 Bedroom, 3.00 Bathroom, 1,554 sqft

Residential on 0.08 Acres

Midtown, Airdrie, Alberta

Welcome to this beautifully designed laned home in the desirable community of Midtown, ideally situated on a rare conventional corner pie 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



ready for your future double detached garage. The house also includes upgraded Sound Transmission Reduction Package, featuring upgraded double-pane windows with each pane made of 5mm glass thickness, along with sound barrier bars installed on all exterior walls.

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® #     | A2242754  |
| Price      | \$604,900 |
| 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 |

### Interior

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

### Exterior

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

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

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 35              |
| Zoning         | R1-L            |

**Listing Details**

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

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