

# \$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 ready for your future double detached garage. 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, Humidity Control, Natural Gas, Exhaust Fan                                                                                                                  |
| Cooling           | None                                                                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                                                    |
| # of Fireplaces   | 1                                                                                                                                                                                                      |
| Fireplaces        | Electric, Decorative, Great Room                                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                                                                    |
| Basement          | Full, Exterior Entry, Unfinished                                                                                                                                                                       |

### 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 | 1                  |
| Zoning         | R1-L               |

**Listing Details**

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

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