



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

46 Midtown Boulevard SW
Airdrie, Alberta

MLS # A2339450



\$474,900

Division:	Midtown		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,437 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	DC-41
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: N/A

NO CONDO FEES! This fully finished 4-bedroom, 3.5-bathroom townhome with a double detached garage offers exceptional space and value in the desirable community of Midtown, Airdrie. Providing over 1,436 sq. ft. of thoughtfully designed above-grade living space, the home features a bright and spacious main floor with a comfortable living room, dining area, and a well-appointed kitchen complete with contemporary appliances, a gas range, ample cabinetry, and a convenient pantry. Central air conditioning provides added comfort throughout the warmer months. Upstairs, the spacious primary bedroom includes a private ensuite, while two additional bedrooms, a full bathroom, and upper-level laundry complete the floor. The fully developed basement adds even more versatility with a large recreation room, fourth bedroom, and another full bathroom—ideal for guests, teenagers, or a home office. A fenced yard and double detached garage complete this move-in-ready property, conveniently located near parks, pathways, schools, shopping, and local amenities. NO CONDO FEES—book your private showing today!