



GRASSROOTS
REALTY GROUP

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1213 Midpark Lane SW
Airdrie, Alberta

MLS # A2343272

\$499,900

Division:	Midtown		
Type:	Residential/Other		
Style:	2 Storey, Attached-Side by Side		
Size:	1,361 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Rear Drive, Secured		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	DC-43
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Stone Counters		

Inclusions: N/A

NO CONDO FEES! This immaculate townhome in Airdrie's Midtown community offers modern style, exceptional upkeep, and a prime location. The charming exterior features a covered front porch and low-maintenance landscaping. Inside, the bright open-concept main floor showcases 9' knockdown ceilings and laminate & ceramic tile flooring. The contemporary kitchen features stainless steel appliances, including an upgraded gas stove, quartz countertops, a counter-height breakfast bar, a subway tile backsplash, and deep drawer cabinetry. Large windows overlook the beautifully maintained backyard and patio—ideal for outdoor enjoyment. Upstairs, you'll find three well-sized bedrooms, including a primary suite with a 3-pc ensuite and walk-in closet. A 4-pc main bath and convenient upstairs laundry complete the level. The fully finished basement mirrors the home's modern style, offering a spacious family room and a 4-pc bath with quality finishes. Sliding barn doors neatly conceal storage space. Outside, enjoy the landscaped backyard and an immaculate, drywalled, and insulated double garage with alley access. Midtown's parks, pathways, naturalized trails, and proximity to Nose Creek Park, shops, restaurants, and recreation make this an ideal location. Don't miss your chance to view this exceptional home before it's gone.