



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

328 Midtown Gate SW
Airdrie, Alberta

MLS # A2343535



\$449,000

Division:	Midtown		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,358 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, City Lot, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC-41
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Recessed Lighting, Stone Counters, Walk-In Closet(s)		

Inclusions: NA

Exceptional opportunity to own this gorgeous NO CONDO FEE townhome! Located in central Airdrie, you will love the access to walking paths, shops and transit. Fully landscaped, with mature trees in the front and low maintenance artificial turf in the back, the concrete sidewalk and the patio make it easy to lock up and leave. Inside, this modern home shows pride of ownership and tasteful design selections. The front of the home features a living room with a large window that brings in plenty of natural light. The kitchen is at the back with quartz countertops, a picture window over the sink, a peninsula for sitting and stainless steel appliances, including a gas range. A rear door leads out to the yard with access to the detached double garage. Upstairs, there are two primary suites each with a 4 piece bath and walk-in closet. The front bedroom also has a gorgeous south facing private balcony for morning coffees or evening reading. A laundry closet completes the upper level. The basement is unfinished with rough-in for a future bath and a window. This property is vacant and available for immediate possession.