

**704, 81 Midtown Boulevard SW  
 Airdrie, Alberta**
**MLS # A2278227**
**\$437,050**


<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 315
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Stone Counters		
<b>Inclusions:</b>	N/A		

Welcome to the Oak with Meter Room, a well-designed 1,645 sq ft townhome built by Shane Multi-Family. This 3 bedroom, 2.5 bathroom home features a double attached garage and a functional ground-level flex space ideal for a home office, workout area, or added storage. The main floor offers an open-concept kitchen, dining, and great room layout, with direct access to a private balcony for BBQs. Upstairs, the primary bedroom includes a walk-in closet and ensuite, complemented by two additional bedrooms, a full bathroom, and convenient upper-floor laundry. Thoughtfully planned with the efficient use of space throughout, this home delivers modern design, practicality, and low-maintenance living suited for a variety of lifestyles.