

**704, 81 Midtown Boulevard SW
Airdrie, Alberta**

MLS # A2278227



\$422,415

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|------------------|------------------------|---------------|------------------|
| Division: | Midtown | | |
| Type: | Residential/Five Plus | | |
| Style: | 3 (or more) Storey | | |
| Size: | 1,646 sq.ft. | Age: | 2026 (0 yrs old) |
| Beds: | 3 | Baths: | 2 full / 2 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Street Lighting | | |

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

Inclusions: 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.