

245 Midgrove Mews SW
Airdrie, Alberta

MLS # A2342113



\$549,999

Division:	Midtown		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,637 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Creek/River/Stream/Pond, Fruit Trees/Shrub(s), See P		

Heating:	Central, Exhaust Fan, Standard, Hot Water, Humidity Control	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Concrete, Shingle Siding, Stone, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautiful, almost-new duplex in the sought-after community of Midtown, Airdrie, ideally located just a minute's walk from the community pond, playground, pathways, and green spaces. This modern home features a bright open-concept layout with a spacious living room, elegant dining area, and chef-inspired kitchen complete with a stunning centre island, stainless-steel appliances, ample cabinetry, and a large pantry. Upstairs offers three generous bedrooms, a versatile bonus room, and a spacious primary suite with a 3-piece ensuite and walk-in closet. The home also features three full bathrooms and finished basement offering additional living space. Enjoy a prime location close to Midtown Plaza, Main Street Airdrie, Kingsview Market, Sierra Springs, restaurants, schools, Genesis Place, Nose Creek Park, and CrossIron Mills. With easy access to QEII/Highway 2, Stoney Trail, and Calgary International Airport, everything you need is just minutes away. Modern living, a great community, and an unbeatable Midtown location—this home won't last! Book your private showing today.