

\$625,000 - 78 Midtown Boulevard Sw, Airdrie

MLS® #A2235714

\$625,000

3 Bedroom, 3.00 Bathroom, 1,623 sqft
Residential on 0.09 Acres

Midtown, Airdrie, Alberta

Welcome to 78 Midtown Boulevard SW!
Welcome to this meticulously maintained home built by SHANE HOMES. The perfect open-concept layout welcomes you with new laminate flooring (2022) and abundant natural light coming through the numerous windows. This home is located in a Corner-Lot, providing more windows and more yard space on the side of the house. The heart of the home features a stunning kitchen equipped with stainless steel appliances, a beautiful backsplash, a massive island and a convenient pantry. A practical half bath completes the main floor. Ascending to the upper level, you'll discover the primary bedroom bathed in natural light, featuring an ensuite bathroom and a walk-in closet. Two additional spacious bedrooms with their own walk-in closets share a full bathroom, and the upstairs laundry adds convenience to daily living. All upper floor boasts newly installed carpeting (April 2025). The basement is UNFINISHED, equipped with 2 egress windows and rough-in for a bathroom. Developing the basement and adding 2 more bedroom could be easily done and a great investment! -----Step outside to your private oasis. Just imagine having friends over for BBQs. A beautiful deck leads to a stunning stamped concrete pad adorned with a pergola â€œ. The 2022-installed HOT TUB has been thoughtfully positioned for optimal privacy, the Hot Tub could be removed and that space will be perfect for an RV Parking, the gate is



already there! The landscaped front yard welcomes you with a spacious veranda. The property features a newer garage (built 2019) with an extra-high door, perfect for truck owners, while the corner lot positioning provides extended yard space and additional windows. Easy access to main roads and steps away from Gas-Station, Tim Hortons, Schools, Pathways, Playgrounds and Midtown Lake. BOOK YOUR VIEWING TODAY!

Built in 2016

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2235714 |
| Price | \$625,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,623 |
| Acres | 0.09 |
| Year Built | 2016 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 78 Midtown Boulevard Sw |
| Subdivision | Midtown |
| City | Airdrie |
| County | Airdrie |
| Province | Alberta |
| Postal Code | T4B 4E5 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Detached |

of Garages 2

Interior

Interior Features Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s), Bathroom Rough-in

Appliances Built-In Refrigerator, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Washer

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features Lighting, Private Entrance, Private Yard, Dog Run

Lot Description Back Lane, Back Yard, Corner Lot, Landscaped, Level, Low Maintenance Landscape, Private, Dog Run Fenced In, Gazebo, Secluded

Roof Asphalt Shingle

Construction Composite Siding, Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 30th, 2025

Days on Market 18

Zoning DC-42

Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.