

# \$714,900 - 973 Midtown Avenue Sw, Airdrie

MLS® #A2207657

**\$714,900**

3 Bedroom, 3.00 Bathroom, 1,929 sqft

Residential on 0.09 Acres

Midtown, Airdrie, Alberta

Welcome to this stunning 3-bedroom, 2.5-bath, two-storey home located on a dead end road in the desirable Midtown area of Airdrie. Planning your morning walking route is easy as this property is perfectly situated near Nose Creek Park and Woodside Golf Course and offers easy access to various amenities, diverse parks, green spaces, and picturesque walking trails, with a tranquil POND NEARBY. It also faces a green space and BACKS a beautiful GREENBELT & STREAM allowing you to balance City life while taking in nature right off your SOUTH FACING BACK DECK. Inside, you'll find high-end smart appliances, including a GAS STOVE with an air fryer. The kitchen is complete with stainless steel appliances, a CENTRAL ISLAND and an oversized CORNER PANTRY to accommodate your Costco haul. The laundry is currently located in the basement but there is optional hook-ups on the upper level if the new owners so desired. The inviting living room features a stunning stone accent wall with an electric fireplace, hearth and creates the coziest atmosphere. PLUS the TV/TV MOUNT are included for added convenience. Upstairs, you'll be greeted by a central BONUS/FAMILY ROOM which allows for a winged bedroom design for additional privacy. The spacious primary bedroom's ensuite has dual sinks, a CENTRAL VANITY, and a large walk-in closet. The two additional bedrooms are generously sized, each with its own walk-in closet. Several rooms/closets have sensor



lights for your added convenience. The south-facing back deck is complete with vinyl capping, offering a great outdoor space to enjoy the sunshine, and the stairs lead to the fully accessible yard with garden boxes for you to enjoy. Don't miss your chance to own this beautiful home in this fantastic location!

Built in 2020

### Essential Information

MLS® #	A2207657
Price	\$714,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,929
Acres	0.09
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	973 Midtown Avenue Sw
Subdivision	Midtown
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 4V7

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Faces Front, Insulated
# of Garages	2

### Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s), Sump Pump(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Other
Lot Description	Creek/River/Stream/Pond, Rectangular Lot, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 10th, 2025
Days on Market	28
Zoning	R1-U

## Listing Details

Listing Office	Quest 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.