

# **\$539,900 - 94 Midtown Boulevard Sw, Airdrie**

MLS® #A2197674

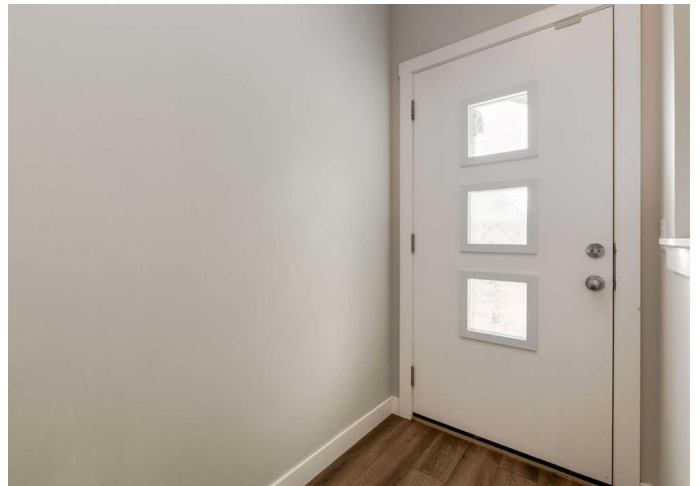
**\$539,900**

4 Bedroom, 4.00 Bathroom, 1,468 sqft

Residential on 0.06 Acres

Midtown, Airdrie, Alberta

Price Reduced! Welcome to 94 Midtown Blvd SW, a beautifully designed semi-detached offering modern comfort and spacious living in one of Airdrie's most sought-after communities. This stunning home features 3 bedrooms plus a fourth in the finished basement, 3.5 bathrooms, and almost 2,100 SF of thoughtfully designed living space. With an open-concept layout, high ceilings, and elegant finishes, this home is perfect for families, professionals, or anyone looking for a stylish and functional living environment. Upon entering, you'll be greeted by a bright and inviting main level with soaring 9' ceilings that enhance the sense of space. The kitchen is both stylish and practical, boasting ample cabinetry, a pantry, and generous counter space, making it ideal for both everyday meals and entertaining guests. The adjacent dining area flows seamlessly into the spacious living room, where large windows allow for plenty of natural light. A mudroom, foyer, and convenient 2pc bathroom complete the main level. Upstairs, the primary bedroom offers a private retreat with a walk-in closet and a beautifully appointed four-piece ensuite. Two additional bedrooms, each with their own spacious closets, provide plenty of space for family or guests. A modern four-piece bathroom and washer/dryer are also located on this level, adding to the home's convenience. The fully finished basement expands your living options with a large family and recreation room that can serve as a home



theatre, play area, or additional lounge space. A spacious fourth bedroom provides flexibility for guests or a home office, while the three-piece bathroom ensures comfort and functionality. Outside, this home continues to impress with a large front porch, a generous back deck perfect for summer barbecues, and a double-detached garage offering ample space for vehicles and additional storage. Located in the heart of Midtown, Airdrie, this home benefits from a vibrant and family-friendly community. Midtown is known for its scenic walking paths, parks, and central pond, creating a serene and picturesque neighbourhood. Schools, shopping centres, and dining options are all within easy reach, while quick access to Highway 2 makes commuting to Calgary effortless. With its modern design, thoughtful layout, and prime location, this home is the perfect blend of style and functionality. Don't miss your chance to own a home in one of Airdrie's most desirable communities. Contact us today to schedule a private viewing!

Built in 2016

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2197674               |
| Price          | \$539,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,468                  |
| Acres          | 0.06                   |
| Year Built     | 2016                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, 2 Storey |
| Status         | Active                 |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 94 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 | No Animal Home, No Smoking Home  |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Dryer, Garage Control(s), Washer, Window Coverings |
| Heating           | Forced Air   |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | None  |
| Lot Description   | Back Lane, Back Yard, Front Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                                   |
| Construction      | Vinyl Siding, Wood Frame                          |
| Foundation        | Poured Concrete                                   |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 27th, 2025 |
| Days on Market | 69                  |
| Zoning         | DC-42               |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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