

# \$839,900 - 1102 Midtown Avenue Sw, Airdrie

MLS® #A2253563

**\$839,900**

4 Bedroom, 4.00 Bathroom, 2,783 sqft

Residential on 0.09 Acres

Midtown, Airdrie, Alberta

Welcome to this stunning brand-new detached home located in the vibrant community of Midtown, Airdrie, just steps away from scenic ponds, walking paths, and green space. Spanning 2,782 square feet, this home showcases thoughtful design and luxurious upgrades throughout.

Step into a grand open-to-below foyer and be impressed by the elegant finishes, including luxury vinyl plank flooring, 8-foot doors on the main floor, upgraded tiles, and a beautifully designed media niche with a feature wall fireplace. The main floor features a versatile office/bedroom alongside a full bathroom with a standing shower, perfect for guests or multi-generational living.

The chef's kitchen is a dream, boasting upgraded appliances, soft-close cabinetry, an upgraded spice kitchen, pot lights, and upgraded lighting throughout. A glass-railed deck off the dining area adds to the charm, perfect for entertaining.

Upstairs, you'll find two spacious primary bedrooms, each with their own upgraded ensuite bathrooms and walk-in closets featuring custom MDF shelving. The luxurious main primary ensuite includes a glass shower and a jetted tub. Two additional bedrooms share a well-appointed bathroom. A bonus room offers extra living space, while the convenient upstairs laundry comes equipped with built-in cabinetry and a hand-wash sink. The unfinished basement with a separate side entrance offers endless possibilities for future



development, including a potential legal suite. Located near shopping, schools, and with easy access to Deerfoot Trail, this home combines luxury, space, and unbeatable convenience. Call your favorite Realtor today to book a showing.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2253563    |
| Price          | \$839,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 2,783       |
| Acres          | 0.09        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 1102 Midtown Avenue Sw |
| Subdivision | Midtown                |
| City        | Airdrie                |
| County      | Airdrie                |
| Province    | Alberta                |
| Postal Code | T4B 5N1                |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Chandelier, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Walk-In Closet(s) |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                                    |
|-----------------|----------------------------------------------------------------------------------------------------|
| Appliances      | Built-In Oven, Electric Range, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator |
| Heating         | Forced Air, Natural Gas                                                                            |
| Cooling         | None                                                                                               |
| Fireplace       | Yes                                                                                                |
| # of Fireplaces | 1                                                                                                  |
| Fireplaces      | Gas                                                                                                |
| Has Basement    | Yes                                                                                                |
| Basement        | Exterior Entry, Full, Unfinished                                                                   |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | BBQ gas line             |
| Lot Description   | Level                    |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 15                  |
| Zoning         | R1-U                |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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