

\$595,000 - 261 Midgrove Mews Sw, Airdrie

MLS® #A2183604

\$595,000

5 Bedroom, 4.00 Bathroom, 1,511 sqft
Residential on 0.06 Acres

Midtown, Airdrie, Alberta

Discover the perfect blend of style, convenience, and opportunity with this stunning two-story duplex in the desirable community of Midtown. Offering over 2,184 sq. ft. of living space, this home is designed for comfortable family living while also providing excellent rental income potential. The main floor features an open-concept design with 9-foot ceilings that create a bright and inviting space. The modern kitchen is a chef's dream, complete with quartz countertops, an oversized island perfect for hosting, and upgraded stainless steel appliances. Upstairs, you'll find a serene primary suite with large windows, a spacious walk-in closet, and a private 3-piece ensuite. Two additional bedrooms and a convenient upper-level laundry room add to the thoughtful layout. The FULLY DEVELOPED ILLEGAL SUITE BASEMENT offering self-contained living space with 2 bedrooms, a full bathroom, a kitchen, and plenty of storage. This makes it an excellent option for a rental suite or multi-generational living, giving you the flexibility to offset your mortgage or create passive income.

Located near Midtown's central park, this home is steps from serene walking paths, a picturesque pedestrian bridge, and vibrant green spaces—perfect for outdoor activities or simply unwinding. The community is close to schools, parks, shopping, and dining, with easy access to major routes: just 20 minutes to the airport, 10 minutes to Deerfoot Trail, and



15 minutes to North Calgary.
Recreational amenities like Woodside Golf Course and Nose Creek Park are also nearby, making this home the perfect combination of urban convenience and suburban tranquility. Whether you’re looking for a stylish family home or an income-generating property, this duplex in Midtown has it all. Schedule your showing today and experience the lifestyle and opportunity this home offers!

Built in 2024

Essential Information

MLS® #	A2183604
Price	\$595,000
Sold Price	\$590,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,511
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 2 Storey
Status	Sold

Community Information

Address	261 Midgrove Mews Sw
Subdivision	Midtown
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B5K8

Amenities

Parking Spaces	2
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Parking	Off Street, Parking Pad
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Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Playground, Private Entrance
Lot Description	Back Lane, Corner Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	December 15th, 2024
Date Sold	February 6th, 2025
Days on Market	53
Zoning	R2
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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