

# \$540,000 - 122 Midgrove Greenway Sw, Airdrie

MLS® #A2206058

**\$540,000**

3 Bedroom, 3.00 Bathroom, 1,636 sqft  
Residential on 0.06 Acres

Midtown, Airdrie, Alberta

Welcome to this stunning and meticulously maintained 1,600 sq. ft. duplex in the highly desirable Midtown community of Airdrie. This home is designed to offer both modern functionality and timeless charm, making it an ideal choice for families, professionals, and investors alike. With 3 spacious bedrooms, 2.5 bathrooms, a bonus room, and an open-concept layout, this property is the perfect blend of style and comfort.

One of the most captivating features of this home is its PRIME LOCATION facing a beautiful green space. This duplex offers a serene and open view right from the front door. The covered front veranda is an inviting space where you can relax with a morning coffee, enjoy the fresh air, or watch your children play in a safe and scenic setting. The well-maintained landscaping adds to the home's curb appeal, making a lasting first impression.

Step inside to find a thoughtfully designed open-concept layout that seamlessly connects the living, dining, and kitchen areas. The expansive main floor is bathed in natural light from large windows, creating an inviting and airy atmosphere. The modern kitchen is a true showstopper, featuring: Sleek quartz countertops, Stainless steel appliances, Ample cabinetry and pantry space for storage. The dining area comfortably accommodates a decent table, making it perfect for family dinners, celebrations, and gatherings with friends.



As you make your way upstairs, youâ€™ll be greeted by a versatile BONUS ROOM that can be customized to suit your needs.

Whether you ENVISION it as a home office, playroom, media room, or reading nook, this additional space provides endless possibilities. The PRIMARY SUIT is a true retreat, featuring a spacious layout, a walk-in closet, and a private ensuite bathroom. The ensuite boasts modern fixtures, a walk-in shower.

The two ADDITIONAL BEDROOMS are well-sized and perfect for children, guests, or even a second home office. A full bathroom and a convenient upstairs LAUNDRY ROOM complete the upper level, adding to the homeâ€™s practicality and convenience.

Additional nearby amenities include:

SCHOOLS â€“ A variety of excellent schools within a short distance, making this an ideal home for families with children. CO-OP GAS STATION AND TIM HORTONS Need to fuel up or grab a quick coffee? These essentials are just around the corner! WALKING TRAIL AND GREEN SPACESâ€“ Midtown features an extensive network of walking paths, parks, and natural spaces, making it a fantastic location for outdoor enthusiasts.

EXCEPTIONAL VALUE WITH NEW HOME WARRANTY

One of the key advantages of this home is that it comes with 8 years of new home warranty remaining. This means you can enjoy peace of mind knowing that your investment is protected, and major systems are covered for years to come.

MOVE IN READY AND WAITING FOR YOU !

Built in 2022

## Essential Information

MLS® #	A2206058
Price	\$540,000
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,636
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	122 Midgrove Greenway Sw
Subdivision	Midtown
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B5K7

### Amenities

Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	Kitchen Island, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Other
Lot Description	Landscaped, Views
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	March 27th, 2025
Days on Market	34
Zoning	R2

**Listing Details**

Listing Office	Real Broker
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