

# \$549,900 - 449 Midtown Parkway Sw, Airdrie

MLS® #A2223448

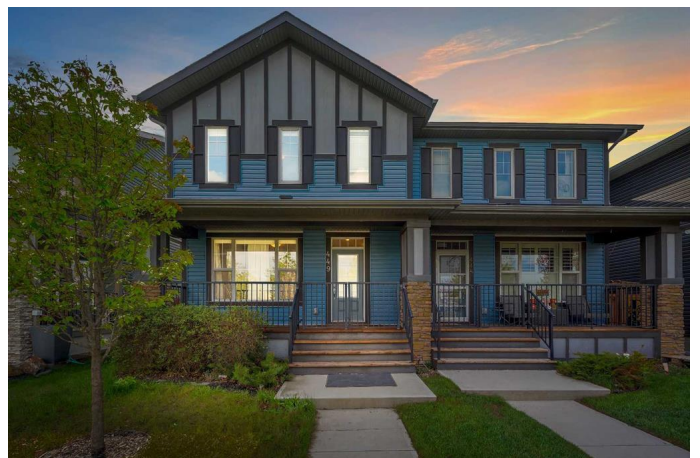
**\$549,900**

3 Bedroom, 3.00 Bathroom, 1,775 sqft

Residential on 0.06 Acres

Midtown, Airdrie, Alberta

Step into luxury living with this gorgeous Two-Storey duplex in the highly sought after community of Midtown. Immaculately cared for, this home offers 3 bedrooms and 2.5 bathrooms, blending modern style with everyday comfort. The main level welcomes you with an open concept design and 9' ceilings, creating a warm and inviting space where the spacious living room, dining area, and chef's kitchen converge effortlessly. Adorned with sleek cabinets, granite counters, and a spacious central island, the kitchen is a haven for culinary enthusiasts and perfect for entertaining guests. Upstairs, the primary bedroom awaits—a tranquil retreat boasting a luxurious ensuite with an oversized shower, and ample closet space. Two additional generously sized bedrooms, main bathroom, a spacious bonus room offers flexible space for an office, playroom, or extra living area, and a conveniently located upper-level laundry complete the second floor, ensuring practicality and comfort for the whole family. The unfinished basement offers endless possibilities for customization, complete with rough-ins awaiting your creative vision. Outside, enjoy your own peaceful spot with a charming front porch that overlooks the green space and ponds, perfect for your morning coffee rituals. The west-facing backyard is fully fenced and deck, ideal for hosting summer gatherings. Plus, enjoy easy access to the double detached garage from the backyard. Located just minutes from downtown, schools,



parks, and shops, this home in Midtown offers a blend of luxury and practicality thatâ€™s hard to beat.

Built in 2016

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2223448               |
| Price          | \$549,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,775                  |
| Acres          | 0.06                   |
| Year Built     | 2016                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 449 Midtown Parkway Sw |
| Subdivision | Midtown                |
| City        | Airdrie                |
| County      | Airdrie                |
| Province    | Alberta                |
| Postal Code | T4B 4E3                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |
| Is Waterfront  | Yes                    |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island, Open Floorplan, Quartz Counters  |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Washer, Window Coverings |

|              |                  |
|--------------|------------------|
| Heating      | Forced Air       |
| Cooling      | None             |
| Has Basement | Yes              |
| Basement     | Full, Unfinished |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Other  |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot, Views, Waterfront |
| Roof              | Asphalt Shingle  |
| Construction      | Vinyl Siding, Wood Frame                                 |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 22nd, 2025 |
| Days on Market | 2              |
| Zoning         | DC-42          |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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