

421 Midtown Parkway SW
Airdrie, Alberta

MLS # A2213860



\$614,900

Division:	Midtown		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,755 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Manufactured Floor Joist, Vinyl Siding, Wood Frame	Zoning:	DC-42
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: TV Mounts, mini fridge in basement

Modern Comfort Meets Stunning Views in Midtown! Discover the perfect blend of space, style, and affordability in this immaculate Trico-built 4-bedroom, 3.5-bathroom duplex, ideally located across from the pond in Midtown. With unobstructed scenic views from your expansive front deck, you'll enjoy peaceful mornings and evening strolls along the walking path. Step inside and be wowed by the open-concept floor plan, where a welcoming entryway leads into a spacious living area, featuring a cozy gas fireplace—perfect for family movie nights or entertaining guests. The dining area offers plenty of space for a large table, while the chef's dream kitchen boasts a massive island, sleek stainless steel appliances (new dishwasher—2024), ample cabinetry, and a convenient corner pantry. Oversized windows flood the space with natural light, creating a warm and inviting ambiance. Just off the kitchen, the back entrance includes a built-in bench with hooks, a walk-in storage/coat closet, and access to a deck leading to the double detached garage. The low-maintenance synthetic grass backyard is a fantastic touch—no more muddy footprints from kids or pets! The upper level hosts a spacious primary suite, large enough for a king-sized bed, side tables, and a dresser. Enjoy the massive walk-in closet and a luxurious 5-piece en-suite featuring a soaker tub and 's shower. Two additional generous-sized bedrooms share a 4-piece bathroom, and for added convenience, there's a full laundry room with storage shelves and hanging space. The fully finished basement offers a bonus room with a bar, a 3-piece bathroom, and a large bedroom with a closet—all permitted and inspected for peace of mind. Plus, with concrete firewalls between units, you'll appreciate the quiet privacy that makes this duplex feel like a detached

home. Located close to shopping, parks, and walking trails, Midtown offers a vibrant and welcoming community. Don't miss out on this stunning home—schedule your private showing today!