



THE
A-TEAM

**RE/MAX
FIRST**

81 MIDTOWN Boulevard #209, Airdrie T4B 4E7

MLS® #: **A2156030**

Area: **Midtown**

Listing Date: **08/13/24**

List Price: **\$565,000**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Airdrie**
Year Built: **2024**

Finished Floor Area

Abv Sqft: **1,652**
Low Sqft:
Ttl Sqft: **1,652**

DOM

36
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Landscaped**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony**

Construction: **Wood Frame**
Flooring: **Carpet, Tile, Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator**
Int Feat: **Open Floorplan, Storage, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	14`10" x 10`5"	Living/Dining Room Combination	Main	13`2" x 16`6"
Den	Main	9`0" x 7`7"	2pc Bathroom	Main	
Bedroom - Primary	Upper	11`11" x 11`6"	Bedroom	Upper	9`0" x 10`0"
Bedroom	Upper	9`3" x 10`0"	3pc Ensuite bath	Upper	
4pc Bathroom	Upper		Family Room	Lower	15`1" x 8`6"

Legal/Tax/Financial

Condo Fee:
\$309

Title:
Fee Simple
Fee Freq:

Zoning:
R4

Monthly

Legal Desc: **1610657**

Remarks

Pub Rmks: **Midtown - The Towns on 8th - #209, 81 Midtown Boulevard SW: Welcome to The Towns on 8th by Shane Homes, a new 49 unit townhouse complex nestled in the community of Midtown in Airdrie. This end unit Oak model features 3 bedrooms, 2.5 bathrooms and an attached double car garage. The main level features an open floor plan with L-shaped in kitchen including stainless steel appliances and an island; a central dining area which flows into the living room; den which is adjacent to the west-facing balcony; 2 pc bathroom The upper level features a spacious primary bedroom with large walk-in closet and 3 pc ensuite; 2 additional bedrooms; 4 pc main bathroom and stacked laundry. The entry level offers a developed flex area that can be used as a rec room/family room - An optional upgrade to the entry level include a 4th bedroom or 3 pc bathroom. Additional amenities to The Towns include visitor parking and a dog park. Located in Midtown of Airdrie, steps away from the playground, pond and pedestrian bridge, promenade with shops, and nearby schools. Airdrie is less than 20 minutes to the Calgary airport, less than 10 minutes to the QE II, and 15 minutes to north Calgary.**

Inclusions:

N/A

Property Listed By:

RE/MAX Real Estate (Central)

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123