

81 MIDTOWN Boulevard #306, Airdrie T4B 4E7

MLS®#: **A2157042** Area: **Midtown** Listing Date: **08/13/24** List Price: **\$525,000**
 Status: **Active** County: **Airdrie** Change: **-\$24k, 12-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Airdrie**
 Year Built: **2024**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,652**
 Low Sqft:
 Ttl Sqft: **1,652**

DOM

99
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

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

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet, Vinyl Plank**
 Sewer: Ext Feat: **Balcony** Water Source: **Poured Concrete**
 Fnd/Bsmt:

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	13`2" x 11`5"	Living/Dining Room Combination	Main	14`9" x 17`1"
Den	Main	9`0" x 7`6"	2pc Bathroom	Main	
Bedroom - Primary	Upper	11`11" x 11`6"	3pc Ensuite bath	Upper	
Bedroom	Upper	9`0" x 10`0"	Bedroom	Upper	9`3" x 10`0"
4pc Bathroom	Upper		Family Room	Lower	15`1" x 8`6"

Legal/Tax/Financial

Condo Fee: **\$309** Title: **Fee Simple** Zoning: **R4**
 Fee Freq:

Legal Desc:

1610657

Monthly

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 Stone 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; central dining area that flows into the living room; den which is adjacent to the balcony; 2 pc bathroom. The upper level features a spacious primary bedroom with a 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 which can be used as a rec room - An optional upgrade to the entry-level includes 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

