



THE
A-TEAM

**RE/MAX
FIRST**

230 MIDGROVE Mews, Airdrie T4B 5H2

MLS®#: **A2165910** Area: **Midtown** Listing Date: **09/16/24** List Price: **\$599,999**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Airdrie**
 Year Built: **2022**
 Lot Information
 Lot Sz Ar: **2,545 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Interior Lot**
 Park Feat: **Off Street,Single Garage Detached**

Finished Floor Area
 Abv Sqft: **1,640**
 Low Sqft:
 Ttl Sqft: **1,640**

DOM

3
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Other**
 Construction: **Wood Frame**
 Flooring: **Carpet,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Refrigerator,Stove(s),Washer,Washer/Dryer**
 Int Feat: **Kitchen Island,No Smoking Home,Quartz Counters,Separate Entrance,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`5" x 5`4"	Dining Room	Main	13`0" x 7`0"
Kitchen	Main	13`0" x 12`3"	Living Room	Main	14`10" x 19`8"
3pc Ensuite bath	Second	7`10" x 7`3"	4pc Bathroom	Second	5`0" x 8`0"
Bedroom	Second	9`3" x 12`10"	Bedroom	Second	9`2" x 10`6"
Family Room	Second	12`9" x 12`11"	Bedroom - Primary	Second	10`6" x 14`5"
4pc Bathroom	Basement	4`11" x 8`0"	Bedroom	Basement	8`9" x 14`11"
Kitchen	Basement	8`10" x 10`0"	Game Room	Basement	14`9" x 12`9"

Furnace/Utility Room

Basement

10`0" x 9`1"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

2211026

Zoning:

R2

Remarks

Pub Rmks:

Located in the vibrant Midtown community of Airdrie. Here's your opportunity to LIVE UP & RENT DOWN (excellent mortgage helper) ! Featuring an newly developed basement and oversized garage! This prime location is just steps from the picturesque pond, pedestrian bridge, bustling promenade with shops, and nearby schools. Enjoy the convenience of being less than 20 minutes from the airport, under 10 minutes from QE II, and just 15 minutes from North Calgary. This unique and well-appointed home boasts over 2300 square feet of versatile living space!! Complete with a fenced backyard and a detached garage for both parking and additional storage. The upper unit features 3 bedrooms and 2.5 bathrooms, with a fully equipped kitchen and an oversized pantry: offering ample room for comfortable living to accommodate a big family. The lower unit, accessible with a separate entrance, offers 1 bedroom and 1 bathroom, making it a private and fully functional basement. This property is presented with investment potential, whether you're looking to generate rental income or accommodate extended family - Reach out for a private showing today!

Inclusions:

Property Listed By:

N/A

eXp Realty

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







