



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**138 MIDGROVE Greenway, Airdrie T4B 5K7**

MLS®#: **A2169044**      Area: **Midtown**      Listing **10/02/24**      List Price: **\$620,000**  
 Status: **Active**      County: **Airdrie**      Change: **-\$20k, 12-Oct**      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: **2,758 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,656**  
 Low Sqft:  
 Ttl Sqft: **1,656**

DOM

**62**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Lane,Back Yard,Backs on to Park/Green Space,Front Yard,Lawn,Low Maintenance Landscape,Landscaped,Level**  
 Park Feat: **Alley Access,Double Garage Detached,Garage Faces Rear**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Garden,Lighting,Private Entrance,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Gas Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Built-in Features,Closet Organizers,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Smart Home,Stone Counters,Storage,Vinyl Windows,Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	
Kitchen	Main	13`2" x 12`9"
3pc Ensuite bath	Upper	0`0" x 0`0"
Bedroom	Upper	9`4" x 12`2"
Bonus Room	Upper	15`0" x 11`9"
3pc Bathroom	Lower	

Room	Level	Dimensions
Dining Room	Main	14`11" x 11`11"
Living Room	Main	14`11" x 14`4"
4pc Bathroom	Upper	
Bedroom	Upper	9`3" x 12`8"
Bedroom - Primary	Upper	11`6" x 12`1"
Bedroom	Lower	10`8" x 10`8"

Game Room

Lower

17` 11" x 18` 2"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2211026**

Zoning:  
**R2**

Remarks

Pub Rmks:

**Step into luxury living with this gorgeous two-story duplex in the highly sought after community of Midtown. Situated on an exceptional street facing a beautiful greenbelt pathway, this home offers a perfect blend of modern style & everyday convenience. Boasting over 2,370 sq ft of living space, this home features 4 BEDROOMS, 3.5 BATHS & a BONUS room, fully fenced & landscaped plus a DOUBLE detached GARAGE & CENTRAL AIRCONDITIONING. The open-concept main floor is bright & airy with 9-FOOT CEILINGS & showcases a chef's kitchen with sleek white cabinetry, QUARTZ counters, GAS range & an oversized island—perfect for family meals & entertaining. Additional highlights include UPGRADED STAINLESS appliances & a walk-in pantry. Upstairs, you'll find a spacious primary bedroom with large windows, a walk-in closet & a beautiful 3-piece ensuite bath. Two additional bedrooms, a central bonus room & a convenient UPPER LAUNDRY complete the second floor. The professionally FINISHED LOWER LEVEL includes a rec room, a bedroom, a full bathroom & ample storage space. Enjoy the SUNNY SOUTH facing backyard with a lovely deck, pergola & professional landscaping, ideal for outdoor gatherings. Located just steps from a serene pond, pedestrian bridge, promenades & vibrant green spaces, this home is within easy reach of schools, parks, shopping & more. Easy commuting with only 20 mins from Airport, 10 mins from Deerfoot Trail & 15 mins to North Calgary this home offers unmatched convenience & luxury living. Midtown offers a serene escape in Airdrie's vibrant urban center. The community's central park provides an ideal spot for leisurely strolls, socializing, or enjoying the outdoors with its scenic pond, picturesque pedestrian bridge & cozy seating areas. Explore beautifully maintained pathways, natural trails & lush green spaces perfect for family time or walking your pets. Recreational attractions like Woodside Golf Course & Nose Creek Park are also nearby.**

Inclusions:  
Property Listed By:

**TV Mounts, Ring Door Bell & Cameras**  
**Century 21 PowerRealty.ca**

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



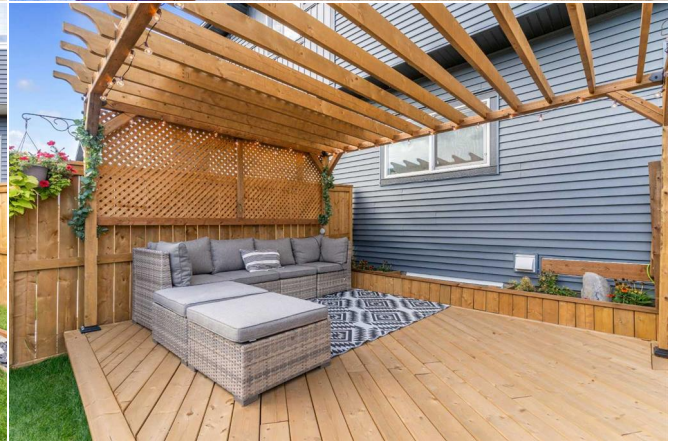
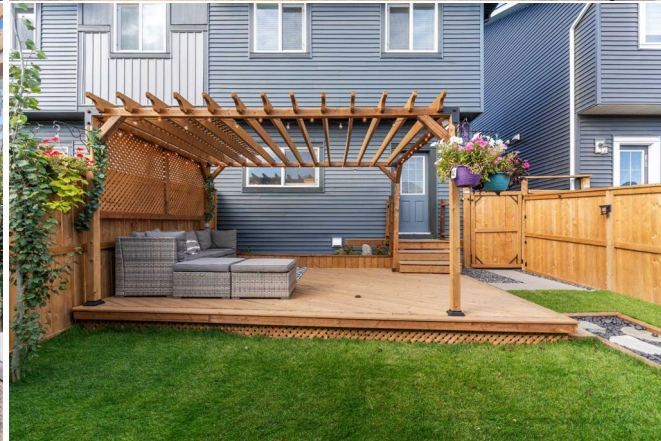
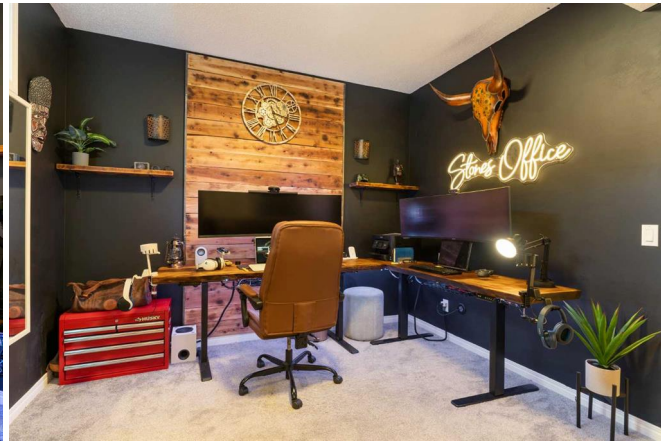
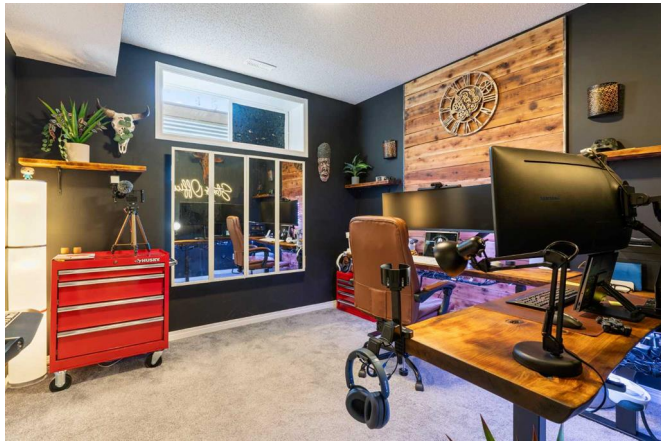




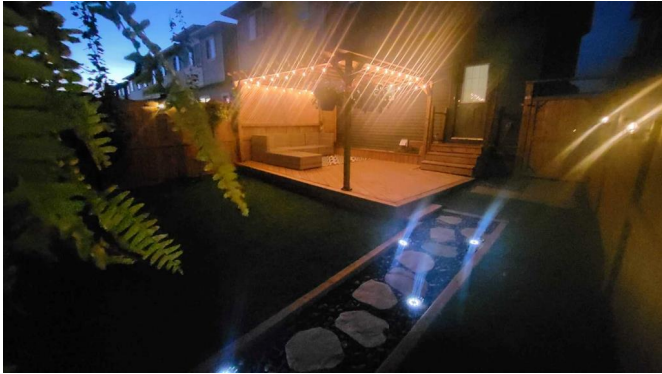












138 Midgrove Greenway, Airdrie, AB

Basement (Below Grade) Exterior Area 721.45 sq. ft.



0 3 6 ft.

PREPARED: 2024/09/28

White regions are excluded from total floor area in QUOTE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

138 Midgrove Greenway, Airdrie, AB

2nd Floor Exterior Area 853.73 sq. ft.



0 3 6 ft.

PREPARED: 2024/09/28

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138 Midgrove Greenway, Airdrie, AB

1st Floor Exterior Area 770.20 sq. ft.



0 3 6 ft.

PREPARED: 2024/09/28

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