



THE
A-TEAM

**RE/MAX
FIRST**

389 MIDTOWN Gate, Airdrie T4B4C9

MLS®#: **A2171188**

Area: **Midtown**

Listing Date: **10/11/24**

List Price: **\$529,900**

Status: **Active**

County: **Airdrie**

Change: **-\$15k, 01-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Airdrie**
Year Built: **2016**
Lot Information
Lot Sz Ar: **1,808 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,319**
Low Sqft:
Ttl Sqft: **1,319**

DOM

40
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Low Maintenance Landscape,Landscaped,Rectangular Lot**
Park Feat: **Double Garage Detached,Garage Door Opener,Garage Faces Rear**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Ceiling Fan(s),Granite Counters,Pantry,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4' 6" x 5' 5"	Dining Room	Main	6' 3" x 12' 7"
Foyer	Main	4' 11" x 6' 11"	Kitchen	Main	10' 7" x 18' 5"
Living Room	Main	11' 11" x 14' 0"	Mud Room	Main	3' 5" x 5' 5"
Pantry	Main	5' 10" x 3' 3"	3pc Ensuite bath	Second	4' 8" x 8' 10"
4pc Bathroom	Second	8' 7" x 6' 6"	Bedroom	Second	16' 11" x 13' 2"
Laundry	Second	3' 9" x 5' 7"	Bedroom - Primary	Second	11' 11" x 16' 7"
Walk-In Closet	Second	4' 1" x 4' 6"	Walk-In Closet	Second	4' 8" x 6' 9"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **1610456**

Zoning:
DC-41

Remarks

Pub Rmks: **MODERN & IMMACULATE TOWNHOME IN MIDTOWN - NO CONDO FEES! Discover your dream home in the vibrant community of Midtown! This exceptional townhome combines contemporary style with functionality, offering spacious living without condo fees. MAIN FLOOR ELEGANCE: Step into an beautiful main floor designed for effortless entertaining. At the heart is a stylish kitchen featuring granite countertops, a central island for casual dining, sleek stainless-steel appliances, and a walk-in pantry that's perfect for storage. The expansive living and dining areas flow seamlessly, enhanced by a convenient 2-piece bath. UPPER-LEVEL RETREAT: Upstairs, you'll find two generously sized bedrooms, each with a walk-in closet. The primary bedroom includes a private 3-piece ensuite with a granite-topped vanity, adding a touch of luxury. The spacious second bedroom is ideal for growing families, with room for multiple beds. An additional full bath, also finished with granite, and a second-floor laundry room bring convenience to your daily routine. BASEMENT POTENTIAL: An unfinished basement awaits your personal touch! There's space to add an extra bedroom, bathroom, and a cozy family room - the possibilities are endless. OUTDOOR LIVING: Embrace the outdoors with serene walking paths around Midtown's scenic lake just steps from your door—ideal for morning walks or evening unwinding. The front yard is virtually maintenance-free, and the backyard features a no-maintenance deck, perfect for BBQs or relaxation. The insulated, drywalled double detached garage offers secure parking and additional storage, making life easier. PRIME LOCATION: With nature at your doorstep and amenities nearby, Midtown offers both convenience and community.**

Inclusions:
 Property Listed By: **Century 21 PowerRealty.ca**

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











