



THE
A-TEAM

**RE/MAX
FIRST**

261 MIDGROVE Mews, Airdrie T4B5K8

MLS® #: **A2183604** Area: **Midtown** Listing Date: **12/15/24** List Price: **\$595,000**
 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: **2024**
Lot Information
 Lot Sz Ar: **2,798 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane, Corner Lot**
 Park Feat: **Off Street, Parking Pad**

Finished Floor Area
 Abv Sqft: **1,511**
 Low Sqft:
 Ttl Sqft: **1,511**

DOM

6
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey, Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Playground, Private Entrance**
 Construction: **Stone, Vinyl Siding**
 Flooring: **Carpet, Ceramic Tile, Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator**
 Int Feat: **Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Second	8`3" x 12`6"	Bedroom	Second	8`6" x 12`6"
Bedroom - Primary	Second	11`9" x 14`0"	3pc Ensuite bath	Second	5`0" x 12`0"
4pc Bathroom	Second	4`11" x 7`10"	Bedroom	Suite	7`11" x 12`2"
Bedroom	Suite	7`10" x 12`2"	4pc Bathroom	Suite	7`8" x 9`11"
2pc Bathroom	Main	5`2" x 4`11"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2211026

Zoning:
R2

Remarks

Pub Rmks: **Discover the perfect blend of style, convenience, and opportunity with this stunning two-story duplex in the desirable community of Midtown. Offering over 2,184 sq. ft. of living space, this home is designed for comfortable family living while also providing excellent rental income potential. The main floor features an open-concept design with 9-foot ceilings that create a bright and inviting space. The modern kitchen is a chef's dream, complete with quartz countertops, an oversized island perfect for hosting, and upgraded stainless steel appliances. Upstairs, you'll find a serene primary suite with large windows, a spacious walk-in closet, and a private 3-piece ensuite. Two additional bedrooms and a convenient upper-level laundry room add to the thoughtful layout. The professionally finished basement sets this home apart, offering a self-contained living space with 2 bedrooms, a full bathroom, a kitchen, and plenty of storage. This makes it an excellent option for a rental suite or multi-generational living, giving you the flexibility to offset your mortgage or create passive income. Located near Midtown's central park, this home is steps from serene walking paths, a picturesque pedestrian bridge, and vibrant green spaces—perfect for outdoor activities or simply unwinding. The community is close to schools, parks, shopping, and dining, with easy access to major routes: just 20 minutes to the airport, 10 minutes to Deerfoot Trail, and 15 minutes to North Calgary. Recreational amenities like Woodside Golf Course and Nose Creek Park are also nearby, making this home the perfect combination of urban convenience and suburban tranquility. Whether you're looking for a stylish family home or an income-generating property, this duplex in Midtown has it all. Schedule your showing today and experience the lifestyle and opportunity this home offers!**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

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







