



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**81 MIDTOWN Boulevard #310, Airdrie T4B4E7**

MLS® #: **A2188171**

Area: **Midtown**

Listing Date: **01/16/25**

List Price: **\$472,500**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Airdrie**  
Year Built: **2025**

Finished Floor Area

Abv Sqft: **1,642**

Low Sqft:

Ttl Sqft: **1,642**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

**16**

Layout

Beds: **4 (4)**

Baths: **2.5 (2 1)**

Style: **3 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Low Maintenance Landscape, Street Lighting**

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air, Natural Gas**  
Sewer:  
Ext Feat: **Balcony, Private Entrance, Rain Gutters**

Construction: **Cement Fiber Board, Composite Siding, See Remarks, Stone, Vinyl Siding, Wood Frame**

Flooring: **Carpet, Ceramic Tile, Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Garage Control(s), Gas Water Heater, Microwave Hood Fan, Refrigerator, Washer**  
Int Feat: **No Animal Home, No Smoking Home, Pantry, Separate Entrance, Smart Home, Stone Counters**  
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Second	0`0" x 0`0"
4pc Bathroom	Third	0`0" x 0`0"
Den	Second	10`0" x 8`1"
Dining Room	Second	7`1" x 14`10"
Bedroom - Primary	Third	12`2" x 12`5"
Bedroom	Third	10`9" x 10`0"

Room	Level	Dimensions
3pc Ensuite bath	Third	0`0" x 0`0"
Bedroom	Main	9`0" x 12`0"
Living Room	Second	13`7" x 10`1"
Kitchen	Second	10`9" x 14`10"
Bedroom	Third	10`8" x 9`7"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$309

Fee Simple  
Fee Freq:  
Monthly

TBD

Legal Desc: TBD

Remarks

Pub Rmks: **Discover The Towns on 8th Street by Shane Multi-Family, where modern design meets exceptional value. This spacious 1,645 sqft, 4-bedroom, 2.5-bathroom townhome with a 2-car garage offers the perfect balance of style and functionality, catering to downsizers and first-time homebuyers alike. Thoughtfully designed layouts provide generous living spaces that rival single-family homes, ideal for entertaining, relaxing, and making memories. With unbeatable size, value, and modern comfort at an attractive price, these homes are ready to welcome you to a vibrant, connected community. Photos are representative.**

Inclusions: N/A  
Property Listed By: Bode

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



