

# \$614,900 - 421 Midtown Parkway Sw, Airdrie

MLS® #A2213860

**\$614,900**

4 Bedroom, 4.00 Bathroom, 1,755 sqft

Residential on 0.06 Acres

Midtown, Airdrie, Alberta

Modern Comfort Meets Stunning Views in Midtown! Discover the perfect blend of space, style, and affordability in this immaculate Trico-built 4-bedroom, 3.5-bathroom duplex, ideally located across from the pond in Midtown. With unobstructed scenic views from your expansive front deck, you'll enjoy peaceful mornings and evening strolls along the walking path. Step inside and be wowed by the open-concept floor plan, where a welcoming entryway leads into a spacious living area, featuring a cozy gas fireplace—perfect for family movie nights or entertaining guests. The dining area offers plenty of space for a large table, while the chef's dream kitchen boasts a massive island, sleek stainless steel appliances (new dishwasher—2024), ample cabinetry, and a convenient corner pantry. Oversized windows flood the space with natural light, creating a warm and inviting ambiance. Just off the kitchen, the back entrance includes a built-in bench with hooks, a walk-in storage/coat closet, and access to a deck leading to the double detached garage. The low-maintenance synthetic grass backyard is a fantastic touch—no more muddy footprints from kids or pets! The upper level hosts a spacious primary suite, large enough for a king-sized bed, side tables, and a dresser. Enjoy the massive walk-in closet and a luxurious 5-piece en-suite featuring a soaker tub and 4"™ shower. Two additional generous-sized bedrooms share a 4-piece



bathroom, and for added convenience, there's a full laundry room with storage shelves and hanging space. The fully finished basement offers a bonus room with a bar, a 3-piece bathroom, and a large bedroom with a closet— all permitted and inspected for peace of mind. Plus, with concrete firewalls between units, you'll appreciate the quiet privacy that makes this duplex feel like a detached home. Located close to shopping, parks, and walking trails, Midtown offers a vibrant and welcoming community. Don't miss out on this stunning home— schedule your private showing today!

Built in 2017

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2213860               |
| Price          | \$614,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,755                  |
| Acres          | 0.06                   |
| Year Built     | 2017                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 421 Midtown Parkway Sw |
| Subdivision | Midtown                |
| City        | Airdrie                |
| County      | Airdrie                |
| Province    | Alberta                |
| Postal Code | T4B 4E2                |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |
| Waterfront     | Pond                   |

## Interior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings                      |
| Heating           | Forced Air, Natural Gas                                                                                                         |
| Cooling           | None                                                                                                                            |
| Fireplace         | Yes                                                                                                                             |
| # of Fireplaces   | 1                                                                                                                               |
| Fireplaces        | Family Room, Gas, Mantle                                                                                                        |
| Has Basement      | Yes                                                                                                                             |
| Basement          | Finished, Full                                                                                                                  |

## Exterior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line                                                                                  |
| Lot Description   | Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                               |
| Construction      | Vinyl Siding, Wood Frame, Manufactured Floor Joist                                            |
| Foundation        | Poured Concrete                                                                               |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 5                |
| Zoning         | DC-42            |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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