

\$629,900 - 78 Midtown Boulevard Sw, Airdrie

MLS® #A2219119

\$629,900

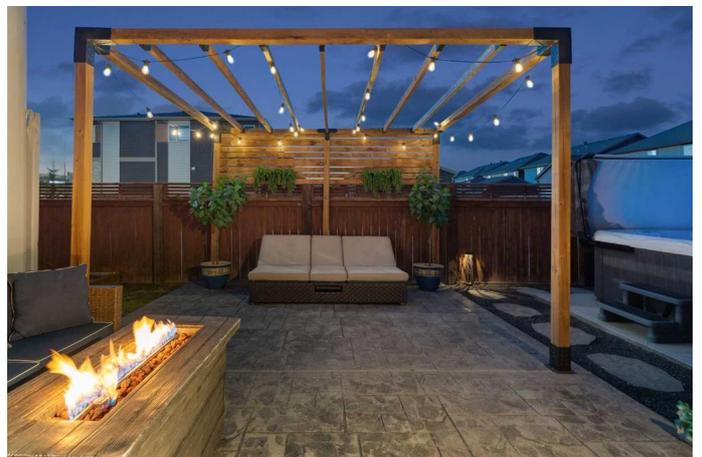
3 Bedroom, 3.00 Bathroom, 1,623 sqft
Residential on 0.09 Acres

Midtown, Airdrie, Alberta

---OPEN HOUSE Sat & Sunday from 2-4 PM (June 21 & 22nd) ---- Massive Price Adjustment! Welcome to 78 Midtown Boulevard SW! Welcome to this meticulously maintained home where pride of ownership is evident from the moment you step in. The perfect open-concept layout welcomes you with new laminate flooring (2022) and abundant natural light coming through the numerous windows. The heart of the home features a stunning kitchen equipped with stainless steel appliances, a beautiful backsplash, and a convenient pantry. The showstopper is the spacious island with extensive storage and an inviting breakfast bar, perfect for casual dining. The sun-filled living room creates a warm and inviting atmosphere, while a practical half bath completes the main floor.

Ascending to the upper level, you'll discover the primary bedroom bathed in natural light from multiple windows, featuring an ensuite bathroom and a walk-in closet. Two additional spacious bedrooms share a full bathroom, and the upstairs laundry adds convenience to daily living. All upper floor boasts newly installed carpeting (April 2025).

Step outside to your private oasis. Just imagine hosting summer barbecues all the time. If you do not believe me, look at the pictures! A beautiful deck leads to a stunning stamped concrete pad adorned with an



elegant pergola â€“. The 2022-installed hot tub has been thoughtfully positioned for optimal privacy. The landscaped front yard welcomes you with a spacious veranda, ideal for morning coffee moments. The property features a newer garage (built 2019) with an extra-high door, perfect for truck owners, while the corner lot positioning provides extended yard space and additional windows for better natural lighting throughout the home. Easy access to main roads and steps away from Gas-Station, Tim Hortons, Schools, Pathways, Playgrounds and Midtown Lake. Book your viewing today!

Built in 2016

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2219119 |
| Price | \$629,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,623 |
| Acres | 0.09 |
| Year Built | 2016 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 78 Midtown Boulevard Sw |
| Subdivision | Midtown |
| City | Airdrie |
| County | Airdrie |
| Province | Alberta |
| Postal Code | T4B 4E5 |

Amenities

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

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage |
| Appliances | Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplaces | None |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description | Back Lane, Back Yard, Corner Lot, Gazebo, Landscaped, Level, Low Maintenance Landscape, Private, Dog Run Fenced In, Secluded |
| Roof | Asphalt Shingle |
| Construction | Composite Siding, Stone, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 8th, 2025 |
| Days on Market | 42 |
| Zoning | DC-42 |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.