



# 36 Midtown Close Airdrie Alberta

\$615,000

Welcome to 36 Midtown Close SW, a beautifully maintained semi-detached home in the heart of Airdrie's sought-after Midtown community. Built in 2021, this modern 2-storey offers nearly 1,500 square feet of thoughtfully designed living space with stylish finishes and no condo fees. The main floor features an open-concept layout with a bright living and dining area, a stunning kitchen equipped with quartz countertops, stainless steel appliances, and a central island with plenty of room for seating. It is perfect for both daily living and entertaining. Upstairs, you'll find a spacious primary bedroom with a walk-in closet and private ensuite, along with two additional bedrooms and a full bathroom. The fully finished illegal basement suite, with its own separate entrance, includes a functional kitchen area, a cozy bedroom, and a full bathroom, offering privacy and flexibility which could even be used for multi-generational living. One of the standout features of this home is its incredible location. It backs directly onto a serene green space, creating a sense of privacy and openness, with a playground just a few steps from your backyard. Whether you're enjoying a quiet evening outdoors, taking advantage of the nearby walking paths, or watching the kids play, this setting offers a perfect balance of relaxation and community connection. With an attached garage, ample parking, and convenient access to schools, shops, and everyday amenities, this home combines comfort, style, and an unbeatable location.

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- 4pc Bathroom 8.00 Ft x 4.92 Ft
- Bedroom 10.08 Ft x 12.08 Ft
- Kitchen 7.00 Ft x 10.50 Ft
- Recreational, Games room 16.17 Ft x 13.92 Ft
- Furnace 11.42 Ft x 8.67 Ft
- 2pc Bathroom 5.58 Ft x 4.92 Ft
- Dining room 11.92 Ft x 5.58 Ft

- Kitchen 14.50 Ft x 11.25 Ft
- Living room 16.25 Ft x 15.67 Ft
- 3pc Bathroom 9.00 Ft x 4.92 Ft
- 4pc Bathroom 10.33 Ft x 4.92 Ft
- Bedroom 10.33 Ft x 14.25 Ft
- Bedroom 10.33 Ft x 10.33 Ft
- Primary Bedroom 11.58 Ft x 13.00 Ft

Listing Presented By:



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<https://yycrealstatebri.ca/>



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