

# \$539,900 - 94 Midtown Boulevard Sw, Airdrie

MLS® #A2222486

**\$539,900**

4 Bedroom, 4.00 Bathroom, 1,479 sqft

Residential on 0.06 Acres

Midtown, Airdrie, Alberta

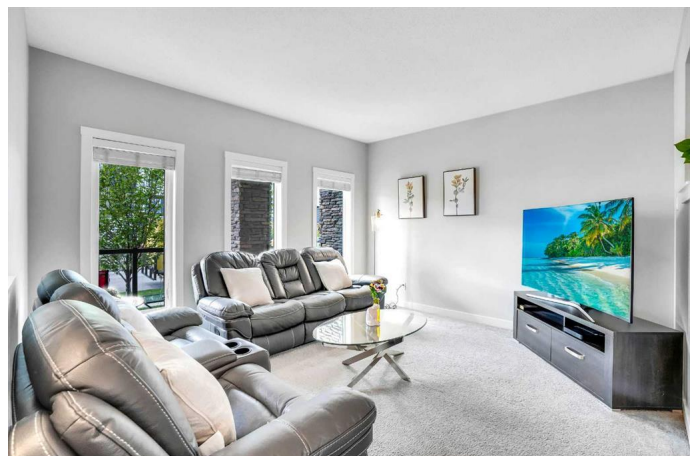
Stylish & Spacious Living in Sought-After  
Midtown, Airdrie

Welcome to 94 Midtown Blvd SW â€” a beautifully crafted semi-detached home offering nearly 2,100 sq ft of refined living space in one of Airdrieâ€™s most desirable communities. With 4 bedrooms, 3.5 bathrooms, and a fully finished basement, this home delivers the perfect blend of comfort, functionality, and modern style.

Step inside to a bright, open-concept main floor with 9â€™ ceilings, expansive windows, and elegant finishes throughout. The kitchen features abundant cabinetry, a pantry, and generous counter spaceâ€”ideal for both everyday cooking and entertaining. The spacious dining area flows seamlessly into the living room, creating a welcoming space for family and friends. A mudroom, front foyer, and convenient 2-piece bathroom complete the main level.

Upstairs, the primary suite offers a peaceful retreat with a walk-in closet and a private 4-piece ensuite. Two additional bedrooms, a full bathroom, and upstairs laundry add to the homeâ€™s family-friendly layout.

The fully developed basement includes a large recreation area perfect for a home theatre, gym, or playroom, along with a fourth bedroom and an additional 3-piece bathroomâ€”ideal for



guests or a home office.

Outside, enjoy morning coffee on the front porch, host summer barbecues on the back deck, and take advantage of the double detached garage for secure parking and storage.

Located in the heart of Midtown, this vibrant, family-oriented community offers scenic walking paths, parks, a central pond, and convenient access to schools, shopping, and dining. Plus, with quick access to Highway 2, commuting to Calgary is a breeze.

Don't miss this incredible opportunity to own a stylish, move-in ready home in one of Airdrie's most attractive neighbourhoods. Book your private tour today!

Built in 2016

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2222486               |
| Price          | \$539,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,479                  |
| Acres          | 0.06                   |
| Year Built     | 2016                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 94 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 | Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters                                                |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                                      |
| Cooling           | None                                                                                                            |
| Has Basement      | Yes                                                                                                             |
| Basement          | Finished, Full                                                                                                  |

### **Exterior**

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Private Entrance                                  |
| Lot Description   | Back Lane, Back Yard, Front Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                                   |
| Construction      | Vinyl Siding, Wood Frame                          |
| Foundation        | Poured Concrete                                   |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 20th, 2025 |
| Days on Market | 13             |
| Zoning         | DC-42          |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | Comox Realty |
|----------------|--------------|

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