

221 Midgrove Mews SW
Airdrie, Alberta

MLS # A2246083



\$579,000

Division:	Midtown		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,631 sq.ft.	Age:	2023 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Quartz Counters		

Inclusions: Basement: Refrigerator, Washer, Dryer

Welcome to 221 Midgrove Mews SW – Stylish, Smart & Spacious in Midtown Airdrie! This 2023-built Shane Homes duplex blends modern upgrades, thoughtful design, and investment-ready potential. Boasting 2,276+ sq ft of developed space (main floor and lower floor), including a fully finished basement with a wet bar, this 3-bedroom, 3.5-bath home is ideal for upsizers, downsizers, multi-generational families, or savvy investors. The bright, open-concept main floor features 9-foot ceilings, luxury vinyl plank flooring, large windows, a modern kitchen with quartz counters, a full-height backsplash, a Lanco undermount sink, and Whirlpool appliances. The side entrance provides direct access to the finished basement, perfect for guests, in-laws, or rental potential. Upstairs, is a bonus room, laundry room, and three bedrooms, including a primary retreat with a walk-in closet and a three-piece ensuite. The basement adds a fourth bedroom, four-piece bath, rec area, wet bar, laundry, and storage. Enjoy the oversized double detached garage, paved alley, and remaining Alberta New Home Warranty on the envelope and structure. Located in Midtown Airdrie, steps to parks, paths, Midtown Lake, Tim Hortons, Save-On-Foods, and just 10 mins to Costco & CrossIron Mills. RMS Above Grade: 1,631.3 sq ft | Finished Basement: 645.4 sq ft Total Developed: 2,276.7 sq ft | Garage: 21' x 19' x 4'; Zoned R2 – Duplex with rear detached garage Don't miss this move-in-ready gem in one of Airdrie's most desirable communities! Book your private tour today!