

\$584,900 - 17 Midgrove Lane Sw, Airdrie

MLS® #A2216039

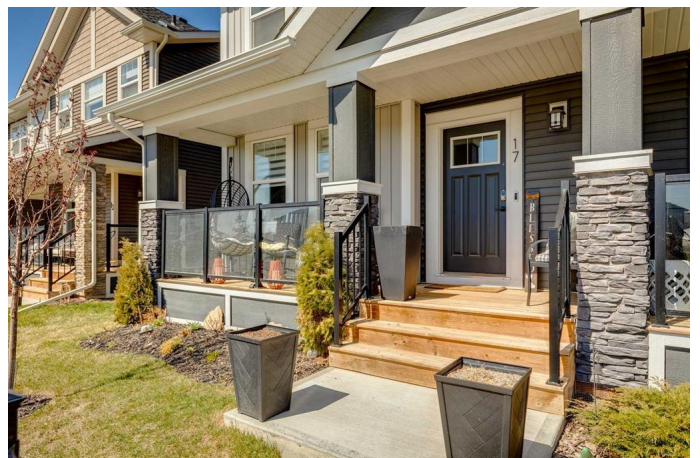
\$584,900

3 Bedroom, 3.00 Bathroom, 1,678 sqft

Residential on 0.06 Acres

Midtown, Airdrie, Alberta

Luxury Living in Midtown Airdrie | Upgraded 3-Bedroom Duplex with Designer Touches. Welcome to this elegantly upgraded 3-bedroom, 2.5-bathroom duplex located in the prestigious community of Midtown, Airdrie. Every detail of this meticulously crafted home exudes quality and sophistication, offering a refined living experience for the discerning buyer. From the moment you step inside, youâ€™re greeted by luxury vinyl plank flooring, soaring ceilings, and an open-concept layout that seamlessly blends style and functionality. The heart of the home is a chef-inspired kitchen featuring full-height cabinetry, quartz countertops, a huge center island, designer lighting, and a premium stainless steel appliance packageâ€”perfect for entertaining in style. The spacious living and dining areas are bathed in natural light from oversized windows, with custom window coverings and upgraded finishes throughout. A discreet powder room with upgraded fixtures and a stylish vanity completes the main level. Upstairs, retreat to the spa-like primary suite, where you'll find a walk-in closet and a luxurious ensuite with quartz counters, a glass-enclosed shower, and modern tilework. Two additional bedrooms and a sleek 4-piece bathroom offer plenty of space for guests or a growing family. The upper level also includes a convenient laundry room. Outside, enjoy your fully landscaped yard and sunny patio with composite decking, perfect for relaxing or entertaining. The property also offers a double



garage and is located steps from Midtown's beautiful ponds, parks, walking trails, and urban amenities including shopping, dining, and schools. This home is loaded with high-end upgrades and modern design elements—truly a rare find in one of Airdrie's most coveted neighborhoods. Book your private showing today and experience elevated living in Midtown.

Built in 2021

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2216039 |
| Price | \$584,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,678 |
| Acres | 0.06 |
| Year Built | 2021 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 17 Midgrove Lane Sw |
| Subdivision | Midtown |
| City | Airdrie |
| County | Airdrie |
| Province | Alberta |
| Postal Code | T4B5H2 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 2 |
| Parking | Alley Access, Double Garage Detached, Insulated, See Remarks |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Smart Home, Vinyl Windows, Walk-In Closet(s) |
| Appliances | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, See Remarks, Washer/Dryer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior Features | BBQ gas line, Garden, Private Yard, Rain Gutters |
| Lot Description | Back Lane, Back Yard, Garden, Landscaped, Low Maintenance Landscape, See Remarks |
| Roof | Asphalt Shingle |
| Construction | See Remarks, Stone, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete, See Remarks |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 1st, 2025 |
| Days on Market | 11 |
| Zoning | R2 |

Listing Details

| | |
|----------------|-----------------------------|
| Listing Office | Legacy Real Estate Services |
|----------------|-----------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.