

# \$799,000 - 1053 Midtown Avenue Sw, Airdrie

MLS® #A2211680

**\$799,000**

4 Bedroom, 4.00 Bathroom, 2,166 sqft  
Residential on 0.09 Acres

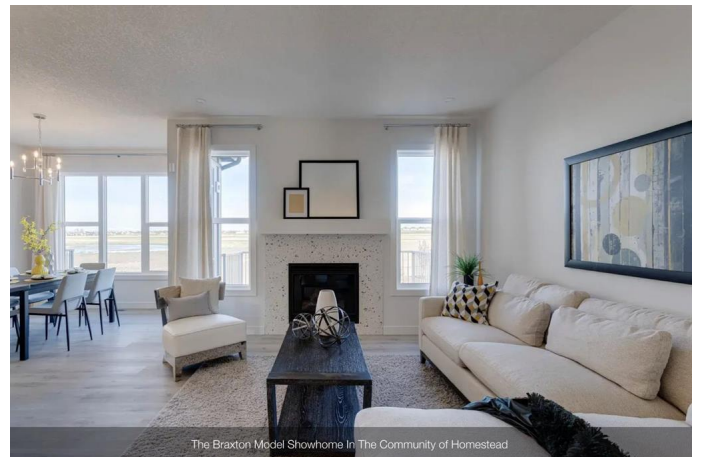
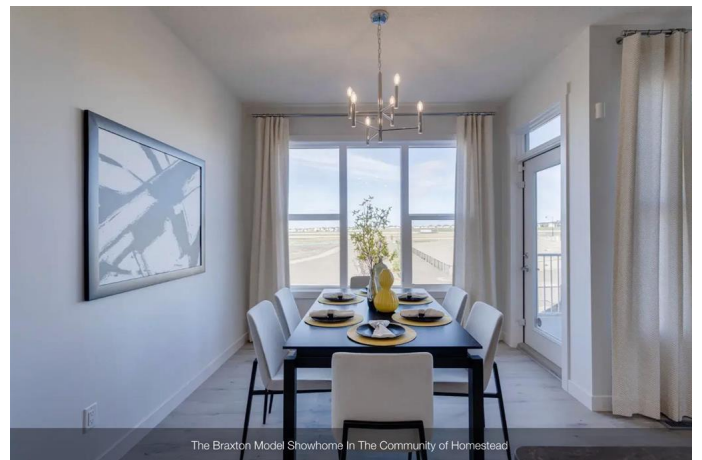
Midtown, Airdrie, Alberta

Welcome to this stunning 4-bedroom, 4-bathroom new build home located in the heart of the vibrant Midtown community. Designed by the award-winning Trico Homes, this property offers a perfect blend of style, functionality, and thoughtful design. Situated directly across the street from a large park with an activity center, and just steps away from scenic pathways and the central pond, this location is ideal for families and outdoor enthusiasts alike.

Walking in, you're be welcomed by a spacious foyer with a front closetâ€”perfect for organizing shoes, jackets, and everyday essentials. With soaring 9-FOOT CEILINGS throughout the home, the open-concept layout creates an inviting and expansive feel. The kitchen, living room, and dining area flow together seamlessly, making it easy to entertain or enjoy family time.

The living room features a cozy fireplace, perfect for relaxing evenings. The dining room offers direct access to your large backyard, complete with a raised deck that includes a gas lineâ€”ideal for summer barbecues and outdoor gatherings.

The kitchen is both beautiful and functional, featuring quartz countertops, a SPICE KITCHEN and a central island that offers extra counter space and casual seating. Just off the kitchen, youâ€™™ll find a mudroom that



connects to your OVERSIZED double attached garage, which includes an 8-foot tall garage door.

Also on the main level is a FULL bathroom and a versatile flex room with a windowâ€”great for additional entertaining space.

Upstairs, you'll discover a bright and airy bonus room, perfect as a second living space or media room. This level also includes four well-appointed bedrooms. Two of the bedrooms feature large windows that allow natural light to pour in, along with access to a shared 4-piece bathroom. The third bedroom includes its own private 4-piece ensuite and a large window that enhances the roomâ€™s openness.

The primary bedroom is a true retreat, offering peaceful views of the backyard and greenspace beyond. The luxurious 5-piece ensuite bathroom includes elegant tiled flooring, a built-in tub and separate shower, and a double vanity. A spacious walk-in closet completes this beautiful suite.

For added convenience, the laundry room with washer and dryer is also located on the upper level.

The home features a walkout basement with over 900 square feet of undeveloped space, giving you the freedom to create a custom area to suit your needsâ€”whether it's an additional bedroom or a recreation room, the possibilities are endless thanks to existing rough-ins. The basement backs south onto a tranquil green space along the canal between Luxstone and Midtown, providing a serene and private backdrop.

This exceptional home is located close to schools, shopping, parks, and an abundance

of green spaces. With easy access to Deerfoot Trail, commuting is a breeze.

Donâ€™t miss your opportunity to own this beautiful new build in the heart of Midtown!

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2211680    |
| Price          | \$799,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 2,166       |
| Acres          | 0.09        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 1053 Midtown Avenue Sw |
| Subdivision | Midtown                |
| City        | Airdrie                |
| County      | Airdrie                |
| Province    | Alberta                |
| Postal Code | T4B 5M9                |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |  |
|-------------------|--|
| Interior Features | Double Vanity, Kitchen Island, Quartz Counters, French Door                |
| Appliances        | Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer |

|                 |                  |
|-----------------|------------------|
| Heating         | Forced Air       |
| Cooling         | None             |
| Fireplace       | Yes              |
| # of Fireplaces | 1                |
| Fireplaces      | Electric         |
| Has Basement    | Yes              |
| Basement        | Full, Unfinished |

### **Exterior**

|                   |                  |
|-------------------|------------------|
| Exterior Features | BBQ gas line     |
| Lot Description   | Back Yard        |
| Roof              | Asphalt Shingle  |
| Construction      | Composite Siding |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 30th, 2025 |
| Days on Market | 9                |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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