

\$879,900 - 945 Midtown Avenue Sw, Airdrie

MLS® #A2250393

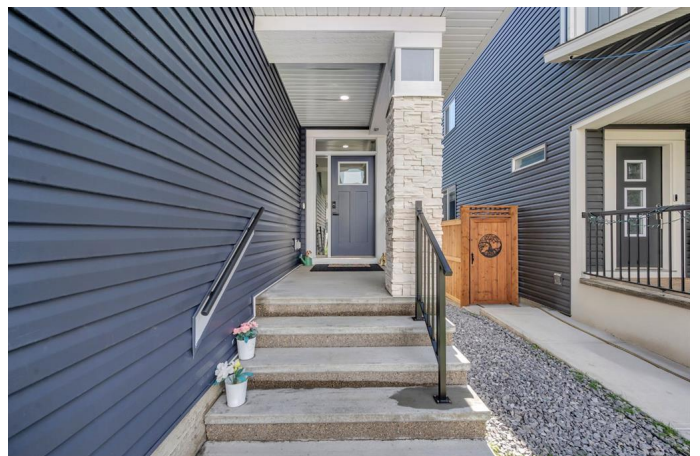
\$879,900

5 Bedroom, 4.00 Bathroom, 2,739 sqft

Residential on 0.09 Acres

Midtown, Airdrie, Alberta

Welcome to this beautifully built Trico home, upgraded with over \$100,000 in features and finishes, and backing directly onto a peaceful creek. With its thoughtful design and showhome-style details, this home truly has it all. Sitting on a 36 ft. wide lot, the home is packed with upgrades you'll appreciate every day like a main floor bedroom with a full bathroom, over \$10,000 in custom blinds, a spice kitchen with a gas stove, and stunning professional landscaping. The moment you walk in, the open-concept layout makes you feel right at home. A main floor office offers the perfect spot to focus on work, while the living room, with its cozy gas fireplace and oversized south facing windows, fills the home with warmth and natural light. The kitchen is a showstopper, designed for both style and function. With quartz countertops, a sleek induction cooktop, and a fully equipped spice kitchen, it's perfect for everyday cooking or entertaining. The dining room flows right out to the deck, where you can relax and enjoy private views of the creek, an ideal setting for summer BBQs and family get-togethers. Upstairs, there's room for everyone with four spacious bedrooms, three full bathrooms (including two ensuites), a convenient laundry room, and a huge bonus room for movie nights or playtime. The primary suite feels like your own retreat, featuring a custom walk-in closet with \$5,000 worth of organizers and a spa-inspired ensuite with dual vanities. The sunshine basement is unfinished with a



separate entrance and ready for your future ideas. This home is the complete package, beautifully upgraded, thoughtfully designed, and ready for a growing family to make it their own.

Built in 2023

Essential Information

MLS® #	A2250393
Price	\$879,900
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,739
Acres	0.09
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	945 Midtown Avenue Sw
Subdivision	Midtown
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 4V8

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage

	Control(s), Gas Range, Induction Cooktop, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Yard, City Lot, Creek/River/Stream/Pond, Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 21st, 2025
Days on Market	48
Zoning	R1-U

Listing Details

Listing Office	Royal LePage METRO
----------------	--------------------

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