

# \$564,900 - 221 Midgrove Mews Sw, Airdrie

MLS® #A2246083

**\$564,900**

4 Bedroom, 4.00 Bathroom, 1,631 sqft

Residential on 0.06 Acres

Midtown, Airdrie, Alberta

Welcome to 221 Midgrove Mews SW â€“ 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.

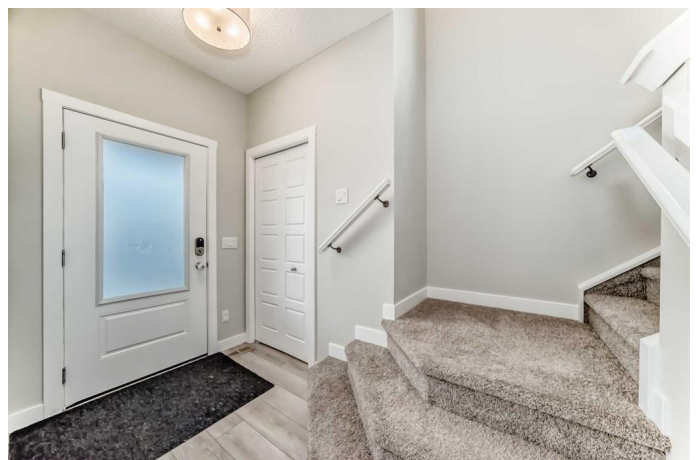
Located in Midtown Airdrie, steps to parks, paths, Midtown Lake, Tim Hortons, Save-On-Foods, and just 10 mins to Costco & CrossIron Mills.

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 19'



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!

Built in 2023

Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2246083               |
| Price          | \$564,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,631                  |
| Acres          | 0.06                   |
| Year Built     | 2023                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

Community Information

|             |                      |
|-------------|----------------------|
| Address     | 221 Midgrove Mews Sw |
| Subdivision | Midtown              |
| City        | Airdrie              |
| County      | Airdrie              |
| Province    | Alberta              |
| Postal Code | T4B5K8               |

Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

Interior

|                   |                                                |
|-------------------|------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Quartz Counters |
|-------------------|------------------------------------------------|

|              |                                                                                                |
|--------------|------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Electric Range |
| Heating      | Forced Air, Natural Gas                                                                        |
| Cooling      | None                                                                                           |
| Fireplaces   | None                                                                                           |
| Has Basement | Yes                                                                                            |
| Basement     | Exterior Entry, Finished, Full, Suite                                                          |

## Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | Playground, Private Yard, Private Entrance, Storage |
| Lot Description   | Back Yard, Front Yard                               |
| Roof              | Asphalt Shingle                                     |
| Construction      | Vinyl Siding                                        |
| Foundation        | Poured Concrete                                     |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 4th, 2025 |
| Days on Market | 62               |
| Zoning         | R2               |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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