

230 Midgrove Mews SW
Airdrie, Alberta

MLS # A2165910



\$599,999

Division:	Midtown		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,640 sq.ft.	Age:	2022 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot		

Heating: Forced Air

Floors: Carpet, Vinyl

Roof: Asphalt Shingle

Basement: Separate/Exterior Entry, Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island, No Smoking Home, Quartz Counters, Separate Entrance, Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R2

Utilities: -

Inclusions: N/A

Located in the vibrant Midtown community of Airdrie. Here's your opportunity to LIVE UP & RENT DOWN (excellent mortgage helper) ! Featuring an newly developed basement and oversized garage! This prime location is just steps from the picturesque pond, pedestrian bridge, bustling promenade with shops, and nearby schools. Enjoy the convenience of being less than 20 minutes from the airport, under 10 minutes from QE II, and just 15 minutes from North Calgary. This unique and well-appointed home boasts over 2300 square feet of versatile living space!! Complete with a fenced backyard and a detached garage for both parking and additional storage. The upper unit features 3 bedrooms and 2.5 bathrooms, with a fully equipped kitchen and an oversized pantry: offering ample room for comfortable living to accommodate a big family. The lower unit, accessible with a separate entrance, offers 1 bedroom and 1 bathroom, making it a private and fully functional basement. This property is presented with investment potential, whether you're looking to generate rental income or accommodate extended family - Reach out for a private showing today!