

\$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	69
Zoning	R2

Listing Details

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

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.