

# \$634,900 - 1402 Midtown Link Sw, Airdrie

MLS® #A2235626

**\$634,900**

3 Bedroom, 3.00 Bathroom, 1,813 sqft

Residential on 0.11 Acres

Midtown, Airdrie, Alberta

Welcome to 1402 Midtown Link SW â€” a beautifully designed CORNER LOT home with wider frontage in Airdrieâ€™s sought-after Midtown community! This upscale 2-storey has a 10/10 location across from a park and just steps to the lake & pedestrian bridge and offers a thoughtfully planned living space filled with natural light and modern finishes. Built in 2023, itâ€™s a standout option for those who want the comfort of a new home with smart upgrades already in place. Step inside to a welcoming foyer that opens to a bright, open-concept main floor, ideal for everyday living and entertaining alike. At the back of the home, youâ€™ll find a sleek rear kitchen outfitted with two-tone cabinetry, quartz countertops, stainless steel appliances, and a large island for gathering. A window above the sink offers a clear view to the backyard, keeping things bright and functional. The kitchen flows into a spacious dining area and living room, creating one continuous, airy space perfect for hosting or just relaxing at home. Also on the main floor is a generously sized den â€” perfect for a home office, playroom, or additional living room. A stylish half bath adds convenience, and luxury vinyl plank flooring throughout the main floor ties everything together with a clean, modern look. Upstairs, youâ€™ll find three lovely bedrooms, including a beautiful primary suite with a walk-in closet and a private 4-piece ensuite. The two secondary bedrooms are both large enough for queen-sized beds, and they share



another full bathroom with a tiled tub/shower combo. Bonus: the laundry is conveniently located on this level as well, with room for storage and folding space! The unfinished basement features a separate side entry, perfect for future development into a customized rec area, rental potential, or multigenerational living down the line! Outside, the corner lot offers added curb appeal and a bit of extra elbow room. There's space for planters, patio furniture, and more, with a new concrete parking pad off the back alley for off-street parking. Midtown is one of Airdrie's most vibrant and walkable neighbourhoods. You're just a 4-minute walk to the Midtown Pond and its surrounding walking paths – great for morning runs or peaceful evening strolls. Families will love being close to Nose Creek Elementary (4 minutes by car), shopping at Midtown Plaza (including Save-On-Foods, Shoppers, and dining spots like Thai Charm and Papa Murphy's), and it's only a 5-minute drive to Cooper's Crossing School and all the amenities along Yankee Valley Blvd. Whether you're commuting to Calgary or working locally, access to the QEII makes getting around a breeze. This is your chance to own a stylish, move-in-ready home in a community that truly has it all!

Built in 2023

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2235626  |
| Price          | \$634,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,813     |
| Acres          | 0.11      |

|            |             |
|------------|-------------|
| Year Built | 2023        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1402 Midtown Link Sw |
| Subdivision | Midtown              |
| City        | Airdrie              |
| County      | Airdrie              |
| Province    | Alberta              |
| Postal Code | T4B 5K9              |

### Amenities

|                |      |
|----------------|------|
| Parking Spaces | 2    |
| Parking        | None |
| # of Garages   | 2    |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Quartz Counters, Separate Entrance           |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                     |
| Cooling           | None                                                                        |
| Has Basement      | Yes                                                                         |
| Basement          | Full, Unfinished                                                            |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Other                    |
| Lot Description   | Corner Lot               |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 29th, 2025 |
| Days on Market | 3               |
| Zoning         | R1-L            |

**Listing Details**

Listing Office                    RE/MAX House of Real Estate

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