

44 MIDLAND Place, Calgary T2X1P9

MLS® #: **A2162162** Area: **Midnapore** Listing Date: **09/02/24** List Price: **\$814,900**
 Status: **Active** County: **Calgary** Change: **-\$5k, 17-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1980** Abv Sqft: **1,611**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,788 sqft** Ttl Sqft: **1,611**
 Lot Shape:

DOM

16
Layout
 Beds: **4 (2 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Cul-De-Sac,Landscaped**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Wood Frame,Wood Siding**
 Heating: **Fireplace(s),Forced Air,Natural Gas** Flooring: **Carpet,Vinyl Plank**
 Sewer: **BBQ gas line,Private Yard** Water Source:
 Ext Feat: **BBQ gas line,Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Range,Refrigerator,Washer/Dryer**
 Int Feat: **Closet Organizers,High Ceilings,Kitchen Island,Quartz Counters,Recessed Lighting**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	7`4" x 17`11"	Dining Room	Main	6`7" x 17`11"
Living Room	Main	15`10" x 18`2"	2pc Bathroom	Main	4`3" x 4`10"
Family Room	Main	13`0" x 14`5"	Bedroom - Primary	Second	13`0" x 14`8"
Bedroom	Second	13`6" x 9`0"	3pc Bathroom	Second	7`11" x 4`11"
4pc Ensuite bath	Second	11`4" x 8`7"	Walk-In Closet	Second	5`3" x 8`8"
Living Room	Basement	15`9" x 15`2"	Bedroom	Basement	12`6" x 9`9"
Bedroom	Basement	12`1" x 9`6"	3pc Bathroom	Basement	8`8" x 4`6"









