



THE
A-TEAM

**RE/MAX
FIRST**

20 MIDPARK Crescent #260, Calgary T2X 1P3

MLS® #: **A2164252** Area: **Midnapore** Listing Date: **09/11/24** List Price: **\$824,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **1980**

Finished Floor Area
 Abv Sqft: **2,056**
 Low Sqft:
 Ttl Sqft: **2,056**

DOM

8
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **6**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Lake,Lawn,No Neighbours Behind,Private**
 Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Clay Tile**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**

Construction: **Brick,Wood Frame,Wood Siding**
 Flooring: **Carpet,Ceramic Tile,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dryer,Electric Cooktop,Refrigerator,Washer,Window Coverings**
 Int Feat: **Beamed Ceilings,Ceiling Fan(s),Double Vanity,Vaulted Ceiling(s),Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	20`4" x 14`8"
Dining Room	Main	11`6" x 14`5"
Laundry	Main	6`1" x 6`10"
Bedroom - Primary	Upper	16`0" x 19`3"
Bedroom	Upper	10`1" x 14`6"
4pc Ensuite bath	Upper	
Office	Basement	11`9" x 11`2"

Room	Level	Dimensions
Kitchen	Main	13`4" x 10`1"
Breakfast Nook	Main	7`6" x 7`11"
2pc Bathroom	Main	
Bedroom	Upper	9`10" x 14`7"
4pc Bathroom	Upper	
Game Room	Basement	18`7" x 13`10"
Exercise Room	Basement	16`11" x 8`8"

Furnace/Utility Room

Basement

20`0" x 14`2"

3pc Bathroom
Legal/Tax/Financial

Basement

Condo Fee:
\$546

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1 d100

Legal Desc: **8110829**

Remarks

Pub Rmks: **TOP OF THE LINE RENOVATION | PRIVATE SHARED DOCK | BACKS PATHWAY AND GREEN SPACE | GATED COMMUNITY | 56' DRIVEWAY | ****Open house Thursday, September 12th 4-6pm****** Welcome to your personal oasis in the coveted Westshore community, a gated complex offering a private shared dock on Midnapore Lake and proximity to the expansive Fish Creek Park. This residence stands out with an exceptional renovation, with no expense being spared on quality and finishes. You are sure to be impressed with the high-end appliances, custom cabinetry, remote control blinds, solid wood interior doors, knock-down ceilings, low-flow comfort height toilets, and modern yet timeless lighting. The home also has new windows, two new high-efficiency furnaces and humidifiers for year-round comfort and energy efficiency. Upon entering, you are greeted by breathtaking open beam vaulted ceilings and a striking 11' brick-faced fireplace with a gas starter, complemented by a wall of windows overlooking the private west-facing outdoor space. The main floor also showcases a spacious dining area, a convenient half bath, and a laundry room. The new custom kitchen features quartz countertops, a seamless quartz backsplash, and top-of-the-line appliances, including a built-in oven and microwave, an electric cooktop and a fridge with a beverage center and cocktail ice maker. The thoughtfully designed storage solutions in this custom kitchen include pull-out drawers in the pantry, a solid wood lazy susan, and blind cabinet pull-outs. Upstairs, the primary bedroom is a true retreat, boasting soaring vaulted ceilings, ample space for a king-size bed, a generous walk-in closet, dual sinks and a luxurious walk-in shower equipped with dual shower heads and a barn-style sliding glass door. The basement finishes off this home nicely with a versatile family room, a gym, a games room, a workshop, and abundant storage space. The gym and games room could be used as a guest room (no window). Westshore is a well-run complex and the condo fees include your lake fees and cable TV. This unit has the longest driveway in the complex at 56' giving you ample room for you and your guests to park. Midnapore is a hidden gem in Calgary, offering access to a private lake, proximity to Fish Creek Park, excellent public and Catholic schools, numerous amenities, and convenient access to Macleod Trail and Stoney Trail. This home is a perfect blend of luxury and functionality in one of Calgary's most desirable neighborhoods.

Inclusions: **Built-in Microwave, Fridge in Garage, Central Air Conditioner(s), Vacuum, Wood Rack in Living Room, TV Mount in Living Room, Out door Table & 6 Chairs.**
Property Listed By: **RE/MAX First**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













