



THE
A-TEAM

**RE/MAX
FIRST**

20 MIDPARK Crescent #257, Calgary T2X 1P3

MLS® #: **A2166167** Area: **Midnapore** Listing Date: **09/18/24** List Price: **\$845,000**
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**
City/Town: **Calgary** Finished Floor Area: **2,086**
Year Built: **1980** Low Sqft: **2,086**
Lot Information: Ttl Sqft: **2,086**
Lot Sz Ar:
Lot Shape:
Access:
Lot Feat: **Back Yard,Backs on to Park/Green Space,Lake,Lawn,No Neighbours Behind,Landscaped,Private**
Park Feat: **Double Garage Attached**

DOM

1
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey,Side by Side**
Parking
Ttl Park: **6**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Wood Siding**
Heating: **High Efficiency,Forced Air,Natural Gas** Flooring: **Carpet,Hardwood,Tile**
Sewer: **Other,Private Entrance** Water Source:
Ext Feat: **Other,Private Entrance** Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Dishwasher,Gas Range,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,Built-in Features,Central Vacuum,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Soaking Tub,Vaulted Ceiling(s),Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`6" x 2`9"	Breakfast Nook	Main	14`7" x 8`7"
Dining Room	Main	12`2" x 14`5"	Foyer	Main	13`1" x 9`4"
Kitchen	Main	14`9" x 10`1"	Living Room	Main	20`1" x 14`11"
4pc Bathroom	Second	5`1" x 8`3"	5pc Ensuite bath	Second	11`9" x 14`8"
Bedroom	Second	9`10" x 14`7"	Bedroom	Second	10`1" x 14`5"
Bedroom - Primary	Second	15`10" x 19`9"	4pc Bathroom	Basement	6`11" x 6`0"

**Bedroom
Furnace/Utility Room**

**Basement
Basement**

**13`2" x 18`1"
5`6" x 3`8"**

**Game Room
Furnace/Utility Room**
Legal/Tax/Financial

**Basement
Basement**

**18`6" x 25`9"
20`0" x 14`4"**

Condo Fee:
\$546

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1 d100

Legal Desc: **8110829**

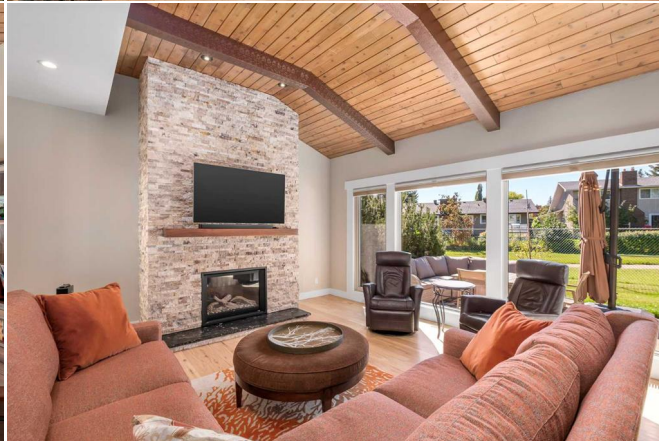
Remarks

Pub Rmks: **You will find exceptional value in this renovated, two storey semi-detached home in the sought-after Westshore Estates complex of Midnapore! Westshore is a well-run, gated complex that offers a private shared dock, direct access to Lake Midnapore (lake fees included in the monthly condo fees), and a strong sense of community. This 4 bedroom, 3.5 bathroom home features over 2,875 sqft of developed space with thought put into every detail. As soon as you walk through the front door, you will immediately notice the spacious living room with vaulted wood slat ceilings, large windows allowing plenty of natural sunlight, and an 11-foot custom brick-faced Valor gas fireplace. As you head down the hallway, you will enter a gorgeous, open-concept kitchen with high end granite countertops and a large 6.5-foot island. The kitchen also features upgraded appliances, including a gas stove with dual oven, Miele dishwasher, under cabinet lighting, and a built in Marvel wine/beverage fridge. Finishing off the main floor is a spacious dining room, 2-piece bathroom with granite counters, and mud room with a unique floor tile design that leads to your front attached double garage (20'4" x 20'11", with epoxy flooring). The upper level features a 260 sqft, primary bedroom oasis complete with vaulted ceilings, 19 feet of custom built in closet cabinetry, and a 5-piece ensuite with double vanity, granite counters, in-floor heating, stand-alone soaker tub, tile shower, and separate toilet room. To finish off the second level, you will find two more generous sized bedrooms, a 4-piece main bathroom, and a laundry closet with stacked Miele washer & dryer. Finally, head downstairs to encounter a large recreation room, a fourth bedroom with walk-in closet, a 4-piece bathroom with in-floor heating, and plenty of storage in your 266 sqft utility/furnace room. Lastly, enjoy not one, but two patio areas outside, perfect for entertaining or enjoying those summer BBQ's. Additional upgrades to the home include two new furnaces (2021), Lux vinyl windows and entry door (2018), on-site hickory hardwood flooring on main floor and upper level, custom railings, Vacuflo on all three levels, Hunter Douglas blinds, and custom fitted interior closets. This is one of the few units in the complex that also has the luxury of a long driveway for extra parking. Finally, the community of Midnapore caters to everyone as it is only a few minutes to Fish Creek Provincial Park, and has easy access to nearby schools, parks, and local restaurants. Do not miss out on this great opportunity!**

Inclusions: **wine/beverage fridge in kitchen, TV in primary bedroom**
Property Listed By: **Century 21 Bravo Realty**

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













257-20 Midpark Crescent SE, Calgary, AB

Main Floor Exterior Area 1155.49 sq ft
Interior Area 1090.37 sq ft
Excluded Area 463.94 sq ft



PREPARED: 2024/08/17



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

257-20 Midpark Crescent SE, Calgary, AB

2nd Floor Exterior Area 930.95 sq ft
Interior Area 847.81 sq ft



PREPARED: 2024/08/17



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

257-20 Midpark Crescent SE, Calgary, AB

Basement (Below Grade) Exterior Area 524.24 sq ft
Interior Area 696.99 sq ft
Excluded Area 265.74 sq ft



PREPARED: 2024/06/17



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

