



THE
A-TEAM

**RE/MAX
FIRST**

91 MIDGLEN Way, Calgary T2X1G3

MLS®#: **A2171650**

Area: **Midnapore**

Listing Date: **10/09/24**

List Price: **\$625,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1978**

Lot Information

Lot Sz Ar: **4,273 sqft**
Lot Shape:

Access:

Lot Feat: **Backs on to Park/Green Space,Irregular Lot,Treed**
Park Feat: **Parking Pad**

DOM

42
Layout
Beds: **3 (3)**
Baths: **2.0 (1 2)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Cooktop,Microwave Hood Fan,Oven-Built-In,Refrigerator,Washer,Window Coverings**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 4`11"	Dining Room	Main	14`1" x 8`2"
Family Room	Main	13`0" x 14`5"	Foyer	Main	8`6" x 7`11"
Kitchen	Main	13`11" x 17`11"	Living Room	Main	15`10" x 10`0"
2pc Ensuite bath	Upper	4`10" x 5`0"	4pc Bathroom	Upper	5`0" x 8`0"
Bedroom	Upper	13`5" x 8`11"	Bedroom	Upper	8`8" x 16`11"

**Bedroom - Primary
Storage**

**Upper
Basement**

**13`0" x 14`8"
12`6" x 7`9"**

**Game Room
Storage**
Legal/Tax/Financial

**Basement
Basement**

**26`3" x 21`4"
14`6" x 7`11"**

Title:
Fee Simple
Legal Desc:

7810581

Zoning:
R-CG

Remarks

Pub Rmks:

Welcome to a purchase that will be so much more than just a home! Situated on a quiet street in the sought after lake community of Midnapore, you'll find this beautifully updated 2 storey backing onto a green belt walking path. Inside the home, on the main level, you'll be greeted with an open concept floor plan offering a newly renovated kitchen with sleek, modern finishes. This entertaining level of the home also provides a formal dining area as well as 2 sitting/living areas and a powder room. You will also be able to conveniently access the backyard through the living area that is towards the back of the home. From here you can step out into your backyard oasis and enjoy the privacy this lot has to offer. Additionally, you are able to build a garage if that is something that is important to you. Whether you're a family with kids or a young professional looking to entertain, this yard space will be a great fit. Heading back inside and up to the second level you will find 2 generous sized bedrooms and a full 4 piece bathroom. And to wrap up the second level, we have the master bedroom! Also a fantastic size and is accompanied by an additional powder room and walk-in closet. Finally, heading downstairs you will be able to enjoy a rec-room and additional storage. Not only is this home's interior absolutely stunning, but the location is its biggest asset. This home is 2 blocks from Fish Creek Park, 2 blocks away from the Midnapore School, 2 blocks away from St. Teresa of Calcutta School, walking distance to 3 playgrounds and within 5 blocks to Lake Midnapore. This house will surely make a great home!

Inclusions:
Property Listed By:

**n/a
eXp Realty**

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











