



THE
A-TEAM

**RE/MAX
FIRST**

80 MIDLAND Crescent, Calgary T2X 1P4

MLS® #: **A2172137** Area: **Midnapore** Listing Date: **10/23/24** List Price: **\$699,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1980**
Lot Information
 Lot Sz Ar: **3,918 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,132**
 Low Sqft:
 Ttl Sqft: **1,132**

DOM

6
Layout
 Beds: **4 (3 1)**
 Baths: **3.0 (3 0)**
 Style: **3 Level Split**

Parking

Ttl Park: **0**
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Close to Clubhouse,Cul-De-Sac,Few Trees,Front Yard,Low Maintenance Landscape**
 Park Feat: **Off Street,On Street**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **6**
Metal Siding ,Wood Frame
 Flooring: **Carpet,Ceramic Tile,Other,Tile,Vinyl Plank**
 Water Source:
Public
 Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Built-In Freezer,Dishwasher,Electric Cooktop,Electric Oven,Gas Water Heater,Microwave,Refrigerator**
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Storage**
 Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	18`8" x 14`9"
3pc Ensuite bath	Second	7`7" x 6`7"
Bedroom	Second	8`2" x 14`5"
Bedroom - Primary	Second	12`5" x 12`8"
Walk-In Closet	Basement	13`0" x 0`0"
Game Room	Basement	11`0" x 19`1"

Room	Level	Dimensions
Living Room	Main	18`4" x 12`7"
4pc Ensuite bath	Second	4`11" x 7`8"
Bedroom	Second	9`2" x 10`10"
3pc Bathroom	Basement	5`9" x 8`8"
Bedroom	Basement	8`3" x 12`0"
Furnace/Utility Room	Basement	17`5" x 7`4"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

8010732

Remarks

Pub Rmks: **Discover this stunning newly renovated home just steps from Midnapore Lake, featuring 4 spacious bedrooms, including a primary ensuite, and 3 modern bathrooms. Enjoy brand new laminated vinyl plank flooring, sleek appliances, and a convenient washer and dryer throughout the open floor plan, which boasts vaulted ceilings and abundant natural light. The expansive front yard deck is perfect for entertaining, while the south-facing backyard invites sunshine all day. Plus, the automated irrigation system makes yard maintenance a breeze. Don't miss your chance to embrace this vibrant community—schedule your showing today!**

Inclusions:
Property Listed By: **N/A**
Charles

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







