



THE
A-TEAM

**RE/MAX
FIRST**

11 MIDBEND Crescent, Calgary T2X 1L1

MLS® #: **A2177226**

Area: **Midnapore**

Listing Date: **11/06/24**

List Price: **\$650,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
City/Town: **Calgary**
Year Built: **1979**
Lot Information
Lot Sz Ar: **4,284 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,163**
Low Sqft:
Ttl Sqft: **1,163**

DOM

14
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **Bungalow**

Parking

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

Access:
Lot Feat:

Back Lane,Back Yard,Close to Clubhouse,Lawn,Landscaped,Level,Many Trees,Street Lighting,Rectangular Lot,Treed

Park Feat: **Double Garage Detached**

Utilities and Features

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

Construction: **Brick,Stucco,Wood Frame**
Flooring: **Ceramic Tile,Hardwood,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**
Int Feat: **Natural Woodwork,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
2pc Ensuite bath	Main	4`7" x 5`1"
Bedroom	Main	11`8" x 10`7"
Dining Room	Main	9`8" x 13`3"
Living Room	Main	13`9" x 13`1"
3pc Bathroom	Basement	7`6" x 6`7"
Game Room	Basement	21`9" x 22`4"
Furnace/Utility Room	Basement	6`1" x 6`6"

Room	Level	Dimensions
4pc Bathroom	Main	8`0" x 5`1"
Bedroom	Main	10`4" x 10`4"
Kitchen	Main	17`1" x 9`10"
Bedroom - Primary	Main	13`0" x 10`7"
Bedroom	Basement	11`4" x 20`0"
Storage	Basement	7`6" x 4`5"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

7910406

R-CG

Remarks

Pub Rmks:

Tucked away on a tranquil, tree-lined street in the heart of Midnapore, this charming Keith-built bungalow offers more than just a home—it's a lifestyle crafted for families who seek warmth, community, and the joy of a unique living experience. Spread across 1,100 square feet, this residence stands as a testament to timeless character and modern functionality, designed for those who appreciate a space where every detail feels inviting and every corner tells a story. Step inside to discover American walnut floors that set a warm, welcoming tone and a fully renovated Euro-style kitchen that blends contemporary design with practicality—ideal for family meals and gatherings. Nearly all the main floor windows have been replaced, flooding the living spaces with natural light, highlighting fresh paint, updated baseboards, and casings, all framed within a classic layout that provides the cozy familiarity of a true family home. Beyond the walls, Midnapore Lake awaits, offering exclusive year-round access for residents to indulge in the outdoors. Imagine summers filled with laughter as the family swims, kayaks, or fishes on the lake, creating memories on sandy shores that feel like your own private retreat. As the seasons change, winter brings a new charm, where neighbours gather to skate and play hockey on the frozen lake, forging bonds that make Midnapore feel like an extended family. It's a place where the outdoors become an extension of your home, adding a richness to daily life that's hard to find elsewhere. Education is also at the heart of Midnapore's appeal, with some of Calgary's top schools just minutes away. Centennial High School offers Advanced Placement courses and a range of career-focused programs, giving young learners every opportunity to thrive. Midnapore School and Mother Teresa of Calcutta Elementary provide nurturing environments where children can grow, learn, and make lifelong friends—all within walking distance. Location matters, and Midnapore delivers. Quick access to major routes like Macleod Trail, Sun Valley Boulevard, and Stoney Trail ensures that all of Calgary is within easy reach, whether for work, school, or a day trip to nearby Fish Creek Provincial Park. Yet, despite this connectivity, Midnapore retains a serene, community-first feel that feels worlds away from the bustling city. For families seeking a neighbourhood rich in character, where mature trees lend shade and beauty to every street, and the community is as invested in its residents as they are in it, Midnapore is the answer. This home isn't just about square footage; it's about finding a place where summers at the lake and winters on the ice are as much a part of daily life as morning coffee and evening dinners. It's about giving your family a place they'll cherish for years to come, in a neighbourhood that feels like home from the very first step. Welcome to Midnapore—where the charm of a well-loved community meets the comfort of a home crafted just for you.

Inclusions:

Property Listed By:

N/A

Real Broker

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









