

## 280 MIDPARK Gardens, Calgary T2X 1T3

MLS®#: A2178206 Area: Midnapore Listing 11/08/24 List Price: **\$487,500** 

Status: **Pending** Calgary Association: Fort McMurray County: Change: None

Date:



**General Information** 

Prop Type: Residential Sub Type:

City/Town: Year Built: 1981

Lot Sz Ar: Lot Shape:

Lot Information

Row/Townhouse Calgary

Finished Floor Area Abv Saft:

Low Sqft:

3,293 sqft Ttl Sqft:

<u>Parking</u>

DOM

Layout

Beds:

Baths:

Style:

12

Ttl Park: 2 1 Garage Sz:

3 (3)

1.5 (1 1)

2 Storey

Access:

Lot Feat: Park Feat:

8`5" x 7`8"

Few Trees, Front Yard, No Neighbours Behind, Rectangular Lot, Zero Lot Line Driveway, Garage Door Opener, Garage Faces Front, Single Garage Detached

1,603

1.603

## Utilities and Features

Roof: **Asphalt Shingle** 

Heating: Forced Air, Natural Gas

Sewer:

Ext Feat: Storage Construction:

Wood Frame, Wood Siding

Flooring:

Carpet, Linoleum Water Source: Fnd/Bsmt:

**Poured Concrete** 

Kitchen Appl: Dishwasher, Freezer, Garburator, Range Hood, Refrigerator, Washer/Dryer

Int Feat: Ceiling Fan(s), Laminate Counters, No Animal Home

Second

**Utilities:** 

4pc Bathroom

Room Information

Room Level **Dimensions** Room Level **Dimensions** Kitchen Main 11`3" x 8`11" **Dining Room** Main 10`2" x 7`6" **Breakfast Nook** Main 11`3" x 11`3" **Living Room** Main 22`11" x 10`11" **Bedroom - Primary** Second 17`10" x 10`11" **Bedroom** Second 16`9" x 10`11" 11`8" x 8`10" 7`11" x 3`3" Bedroom Second 2pc Bathroom Main

Legal/Tax/Financial

Title: Zoning: Fee Simple M-C1

Legal Desc: **7910855** 

Remarks

Pub Rmks:

SPACE & OPPORTUNITY abounds for this Midnapore-Lake-Community ATTACHED HOME! NO Condo FEES! This is one of a few RARE attached Row Homes in Midnapore that is not a CONDO! Quite a LARGE Generous 2 STOREY 3 Bedroom Floor plan at 1603 SQFT above Grade. Perfect chance for a growing family or someone who wants next-level space and Large bedrooms. Main Level living space enjoys a GAS-Insert FIREPLACE with great NATURAL WEST Sunlight to enjoy all afternoon long. Sliding doors to the WEST outdoor living space to enjoy as desired. (Back Gate for access to local amenities/restaurants/shopping) Formal Dining Space & TV Area. Vastly Original Condition for this SINGLE OWNER home, means you get to put your own sense of Style on it. Large Kitchen with Dining Area enjoys EAST morning sun, simply add Coffee or Tea. EAST patio stones if desired for a table and chairs. Upstairs Primary Bedroom is Larger than MANY on the market (nearly 18'x11') while bedrooms 2 & 3 are nicely configured as well with WEST sunlight. Other features include 2 pce powder room on Main level, SINGLE detached GARAGE (20'11 x 11'3) with one additional parking if desired, in driveway. Unfinished/unspoiled Basement with Loads of space for MEDIA, Workout, Laundry, as desired. Could be perfect space for a Project, Growing Family or Handyman, as desired. Opportunity knocks for the RIGHT buyer. Furnace is hi-efficiency 2010 installed.

Inclusions: Vacuum System & Attachments

Property Listed By: RE/MAX First

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









