



THE
A-TEAM

**RE/MAX
FIRST**

252 and 254 MIDRIDGE Place, Calgary T2X 1E5

MLS® #: **A2180746** Area: **Midnapore** Listing Date: **12/15/24** List Price: **\$1,199,999**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Multi-Family**
 Sub Type: **Full Duplex**
 City/Town: **Calgary**
 Year Built: **1978**
Lot Information
 Lot Sz Ar: **3,595 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,246**
 Low Sqft:
 Ttl Sqft: **2,246**

DOM

6
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style: **Bungalow, Side by Side**

Parking

Ttl Park: **4**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Entrance**

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

Kitchen Appl:
 Int Feat:
 Utilities:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Title: **Fee Simple** Zoning: **M-C1**
 Legal Desc: **7711416**

Remarks

Pub Rmks: **Fantastic Investment Opportunity Backing Onto Fish Creek Park! This well-maintained duplex with illegal basement suites, currently pending registration with the**

city, offers a rare opportunity for investors to add a high-value property to their portfolio. Nestled in a stunning location backing directly onto Fish Creek Park, this property combines nature's tranquility with excellent rental potential. The property includes four units in total: two upper units and two illegal basement suites, maximizing rental income potential. Each unit features bright, open living spaces with functional layouts designed to attract tenants. Located in a high-demand area, this duplex offers strong rental opportunities, making it a lucrative addition to any portfolio with great value and long-term return. Tenants will enjoy the serene, picturesque views of Fish Creek Park right in their backyard, along with direct access to trails and outdoor activities. The property also provides ample parking on-site and is conveniently close to transit, shopping, and schools. With the basement suites nearing registration, there is potential for increased rental income and enhanced value once legalized. Whether you're an experienced investor or just starting out, this property offers the perfect combination of location, value, and opportunity. Don't miss your chance to own this unique duplex in one of the city's most sought-after neighborhoods.

Inclusions:

Property Listed By:

N/A

VIP Realty & Management

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







