



THE
A-TEAM

**RE/MAX
FIRST**

28 MIDLAWN Place, Calgary T2X 1A6

MLS®#: **A2181087**

Area: **Midnapore**

Listing Date: **11/28/24**

List Price: **\$549,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1977**

Lot Information

Lot Sz Ar: **4,197 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,103**
Low Sqft:
Ttl Sqft: **1,103**

DOM

23
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **3 Level Split**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Rectangular Lot,Zero Lot Line**
Park Feat: **Alley Access,Garage Faces Rear,Single Garage Detached**

Utilities and Features

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

Construction: **Vinyl Siding**
Flooring: **Carpet,Hardwood,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Closet Organizers,Laminate Counters,Pantry,Storage**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	11`6" x 8`6"
Dining Room	Main	12`0" x 9`0"
Bedroom	Second	14`8" x 8`2"
Game Room	Basement	17`2" x 14`5"
3pc Bathroom	Basement	6`4" x 5`0"

Room	Level	Dimensions
Living Room	Main	17`4" x 13`6"
Bedroom - Primary	Second	12`5" x 12`5"
Bedroom	Second	11`0" x 9`0"
4pc Bathroom	Second	7`7" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7710317

Zoning:
R-CG

Remarks

Pub Rmks:

We're excited to present our newest listing in the amazing lake community of Midnapore.! This beautifully updated 3 bed, 2 bath home, has a spacious living area with natural light pouring in, perfect for relaxing or entertaining. You'll appreciate the newly replaced roof (2020), windows (2018), vinyl siding (2022), garage door and opener (2022), as well as the eaves and downspouts (2020) being replaced. With an oversized single garage and trailer parking, you'll have plenty of space for all your vehicles & toys, of course you have the available yard space to build a bigger garage if needed. A short walk to Midnapore Lake & Fish Creek Park, this is a very popular model within the neighbourhood, the affordability to be in a lake community will be hard to beat. Thanks for checking out the listing, we're happy to accommodate your showing needs!

Inclusions:
Property Listed By:

None
RE/MAX Landan Real Estate

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











