



THE A-TEAM

RE/MAX FIRST

219 MIDLAWN Close, Calgary T2X 1A7

MLS® #: A2182186 Area: Midnapore Listing Date: 12/05/24 List Price: \$729,000
Status: Active County: Calgary Change: -\$20k, 06-Dec Association: Fort McMurray



General Information

Prop Type: Residential Detached
Sub Type: Detached
City/Town: Calgary
Year Built: 1977
Finished Floor Area: 1,020
Lot Information: Lot Sz Ar: 5,295 sqft, Ttl Sqft: 1,020

DOM

16
Layout
Beds: 4 (2 2)
Baths: 2.0 (2 0)
Style: Bi-Level

Parking

Ttl Park: 2
Garage Sz: 1

Access: Back Yard, City Lot, Corner Lot, Garden
Lot Feat: Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear
Park Feat:

Utilities and Features

Roof: Asphalt Shingle
Heating: Central
Sewer: Dog Run, Garden, Lighting, Private Entrance
Ext Feat:

Construction: Concrete, Mixed, Stucco, Wood Frame
Flooring: Carpet, Vinyl
Water Source: Poured Concrete
Fnd/Bsmt:

Kitchen Appl: Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Int Feat: Bar, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists Living Room, Bedroom, Bathroom, Dining Room, Kitchen, and Family Room details.

Legal/Tax/Financial

Title: Fee Simple
Legal Desc: 7710317

Zoning: R-CG

Remarks

Pub Rmks: **Welcome to this beautifully renovated bi-level home, perfectly situated on a coveted corner lot in the highly sought-after community of Midnapore. The modern curb appeal, complemented by mature trees, immediately creates a sense of sophistication and tranquility, setting the stage for the refined living within. As you enter, you're greeted by an expansive open-concept design that blends style with functionality. Bathed in natural light, this home features an array of luxurious finishes and meticulous attention to detail. The heart of the home is the chef-inspired kitchen, showcasing soft-close cabinetry, stunning quartz countertops, and a striking backsplash that perfectly complements the top-of-the-line stainless steel appliances. With nearly 2000 sqft of thoughtfully designed living space, this home provides an effortlessly flowing layout ideal for both relaxation and entertaining. The main floor connects seamlessly from the kitchen to the dining and living areas, leading out to a spacious deck — perfect for hosting gatherings or enjoying quiet evenings. The main level includes two spacious bedrooms and a beautifully appointed 4-piece bathroom, while the lower level boasts a large recreational room with a wet bar and beverage fridge. Two additional bedrooms, another 4-piece bathroom, a laundry area, and ample storage complete the lower floor. Outside, you'll find your dream double-detached garage, providing abundant space for all your needs. Additional highlights include year-round access to the prestigious Midnapore Lake, offering a serene and exclusive lifestyle. Conveniently located near schools, playgrounds, shopping, dining, and Fish Creek Park, this is an extraordinary property that blends modern elegance with comfort — a must-see!**

Inclusions: **none**  
Property Listed By: **Grand Realty**

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









