



THE
A-TEAM

**RE/MAX
FIRST**

268 MIDLAND Place, Calgary T2X 1N2

MLS®#: **A2189204**

Area: **Midnapore**

Listing Date: **01/21/25**

List Price: **\$544,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Calgary**
Year Built: **1979**

Lot Information
Lot Sz Ar: **5,177 sqft**
Lot Shape:

Access:
Lot Feat:
Park Feat:

Backs on to Park/Green Space,Cul-De-Sac,Greenbelt,No Neighbours Behind,Reverse Pie Shaped Lot Off Street

DOM

1
Layout
Beds: **3 (2 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow,Side by Side**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

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

Construction: **Wood Siding**
Flooring: **Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Electric Range,Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**
Int Feat: **Breakfast Bar,French Door,No Smoking Home,Open Floorplan,Soaking Tub,Vinyl Windows,Walk-In Closet(s),Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`11" x 13`0"
Kitchen	Main	16`10" x 9`7"
Bedroom	Main	12`11" x 8`10"
Family Room	Main	10`3" x 10`5"
Game Room	Basement	21`8" x 15`1"
Furnace/Utility Room	Basement	19`8" x 12`3"

Room	Level	Dimensions
Dining Room	Main	7`4" x 13`0"
Bedroom - Primary	Main	10`3" x 10`2"
4pc Bathroom	Main	12`10" x 7`4"
Bedroom	Basement	19`1" x 9`5"
3pc Bathroom	Basement	7`0" x 8`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7910355

Zoning:
R-CG

Remarks

Pub Rmks:

Wonderful home in ideal location in this fabulous lake community! Nice open main floor plan with inviting and comfortable living space. Kitchen has loads of counter and cupboards and a sit up eating bar. From this well positioned room you can enjoy family and friends in the living and dining area. Down the hall the renovated floor plan will tantalize you with a luxurious bath featuring large deluxe shower and separate soaker tub. The primary suite renovation gives that extra space with attached family/flex area and French door access to the beautiful yard. The second bedroom can accommodate a queen size bed and has a walk in closet. There is a side entrance to the house which allows you to privately enter the basement not disturbing any main floor living. Downstairs you will find one huge bedroom with new carpet, bathroom and rec room complete with a wet bar. The backyard is a fantastic feature with large decks, lots of grassy area, backing onto greenspace and the path system that leads to Fish Creek Park. The location can't be beat on a quiet street close to all levels of schools, Midnapore Lake and Shopping. Furnace was serviced January 2025. Property has 2 moveable sheds. Gas fireplace, fridge ice maker, water softener(Seller has not ever used it) and blinds are all as is. Upstairs French door internal window blind panel is being replaced.

Inclusions:
Property Listed By:

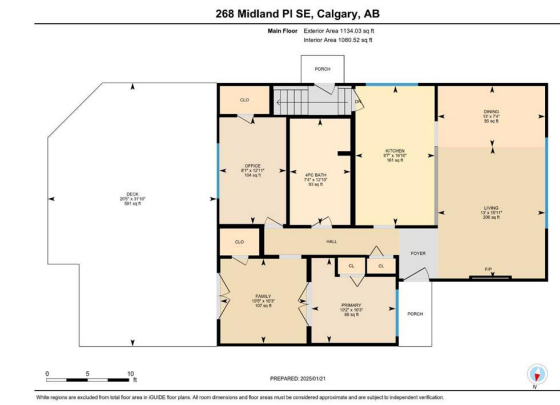
N/A
Real Estate Professionals Inc.

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









268 Midland Pl SE, Calgary, AB

Basement (Below Grade) Exterior Area 1115.08 sq ft
Interior Area 958.33 sq ft

