



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**212 MIDLAWN Close, Calgary T2X 1A8**

MLS® #: **A2194556**      Area: **Midnapore**      Listing Date: **02/15/25**      List Price: **\$430,000**  
 Status: **Active**      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: **4,779 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,094**  
 Low Sqft:  
 Ttl Sqft: **1,094**

DOM  
**11**  
Layout  
 Beds: **3 (3 )**  
 Baths: **1.0 (1 0)**  
 Style: **Bungalow**

Parking  
 Ttl Park: **2**  
 Garage Sz:

Access:  
 Lot Feat: **Back Lane,Back Yard,Landscaped,Many Trees,See Remarks**  
 Park Feat: **Alley Access,Off Street,On Street**

Utilities and Features

Roof: **Asphalt**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Lighting,Other**  
 Construction: **Stucco**  
 Flooring: **Carpet,Linoleum,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Microwave,Refrigerator,See Remarks,Washer/Dryer**  
 Int Feat: **See Remarks**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: **Fee Simple**      Zoning: **R-CG**  
 Legal Desc: **7710317**

Remarks

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Pub Rmks: **Judicial Court Ordered Sale. Great opportunity on this Lake Midnapore home for sale. A 3-level split home featuring a 3 bedroom and 2 full bath with large mature trees. Conveniently located minutes from schools, playgrounds, shopping, dining, public transit, Fish Creek park and Lake Midnapore - offering all the benefits of a lake community, including swimming, skating, fishing, and a community garden. This is a hidden gem in a family-oriented neighborhood offering a serene and exclusive lifestyle. Schedule your private viewing today! PLEASE NOTE: This is a Court of King's Bench foreclosure listing and is being sold "AS IS, WHERE IS" and property may need some TLC. All offers must be in the provided purchase contract and to be accompanied by the provided schedule A..**

Inclusions: **None**

Property Listed By: **CIR Realty**

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