

\$549,800 - 266 Midridge Crescent Se, Calgary

MLS® #A2117216

\$549,800

4 Bedroom, 2.00 Bathroom, 1,064 sqft

Residential on 0.10 Acres

Midnapore, Calgary, Alberta

Welcome to 266 Midridge Crescent SE, located in the serene neighborhood of Midnapore, a sought-after LAKE COMMUNITY. Walk to FISH CREEK PARK, the private lake, shopping centers, and schools within minutes. This home has been meticulously maintained and upgraded throughout the years. It offers 1064 SQFT of living space with, 2.5 baths, and 4 bedrooms! As you step inside you will notice the updated flooring, large living room, UPDATED VINYL WINDOWS THROUGHOUT. Moving past you will walk into the upgraded CHERRY WOOD kitchen with STONE COUNTERS. Of the 3 bedrooms on the main level this home offers a large primary bedroom with its private 2-piece washroom; a huge bonus! The lower level (developed in 2016) contains a bedroom and large rec room, each with a full-size EGRESS WINDOW. Other aspects include a full-size bathroom (2008), pantry, laundry, and large utility room with tons of storage. For those who appreciate outdoor living, access the beautiful PREMIUM BATU WOOD PATIO through the private rear entrance on the main level. Enjoy summer nights with the fire pit while you sit in this well treed and maintained back yard. A new shed and fence were built in 2015! The following updates reflect the care the homeowners have taken of this property over the years: The furnace components have been refurbished, additional insulation has been placed in the attic, asphalt shingles redone, and all the windows in the home have been



replaced for added efficiency. The main floor bathroom (2013), 2-piece washroom (2014), and basement washroom (2008). Outside paint (2018), inside paint (2019), and interior door finishing (2020) has been completed in the past few years. This is an exceptional opportunity to own a home that has been looked after and is minutes from our STUNNING FISH CREEK PARK. Midnapore is near shopping, transit, schools, entertainment and all the convenience one would need. This home has easy access to Macleod and Stoney Trail! Perfect family home or investment opportunity!

Built in 1977

Essential Information

MLS® #	A2117216
Price	\$549,800
Sold Price	\$595,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,064
Acres	0.10
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	266 Midridge Crescent Se
Subdivision	Midnapore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 1C6

Amenities

Amenities	Beach Access, Picnic Area, Racquet Courts, Recreation Facilities
Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Kitchen Island, Stone Counters, Vinyl Windows
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Lake, Landscaped, Street Lighting, Subdivided
Roof	Asphalt Shingle
Construction	Brick, Concrete, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 22nd, 2024
Date Sold	March 30th, 2024
Days on Market	7
Zoning	R-C1
HOA Fees	268.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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