

\$589,900 - 208 Midridge Place Se, Calgary

MLS® #A2161610

\$589,900

5 Bedroom, 3.00 Bathroom, 1,156 sqft

Residential on 0.08 Acres

Midnapore, Calgary, Alberta

INVESTOR ALERT Welcome to the beautiful Lake community of Midnapore. with over 2100 sqft of living space This legal suited 5 bedroom Bungalow is located on a quiet cul-de-sac walking distance to Fish Creek park.

On the main floor we have a large primary bedroom complete with a 2 piece ensuite and walk-in closet, 2 more good size bedrooms and a 4-piece bathroom. The kitchen was renovated in 2014 providing an open concept feel, removing all barriers to the living room and dining area, main bath and 1/2 bath were also renovated, upgrading all fixtures and a main floor laundry was added.

The Legal basement suite (built 2014) with private side entrance, has an open concept design featuring a large family room, Dining area, full kitchen, 4-piece bathroom and 2 good sized bedrooms as well it has its own laundry room and storage. ***Note*** basement ceiling is fully insulated with Roxwool safe & sound additionally 3/4 inch insulation barrier was added when laying the new laminate flooring on the main floor creating a near soundproof barrier. Check out the oversized heated garage with 8 ft door and 9'6 ceiling (2022), a huge 36' wide back yard with patio and back lane access. Windows, hot water tank and furnace upgraded to high efficiency (2014), Roof replaced 2022, Easy Access to Midnapore Lake and walking distance to shopping, Fish Creek park, schools, playgrounds, public



transit, C-Train and a short distance to Shawnessy Town Center.

Built in 1977

Essential Information

MLS® #	A2161610
Price	\$589,900
Sold Price	\$585,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,156
Acres	0.08
Year Built	1977
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	208 Midridge Place Se
Subdivision	Midnapore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 1E5

Amenities

Amenities	Beach Access
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Open Floorplan, Pantry, Separate Entrance, Skylight(s), Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer

Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 29th, 2024
Date Sold	September 12th, 2024
Days on Market	14
Zoning	M-C1 d100
HOA Fees	267.75
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.