

111 Midbend Place Calgary Alberta

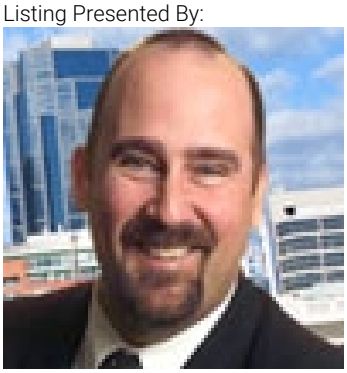
$399,900

LAKE ACCESS, NO CONDO FEES. This well maintained two storey townhouse is located in the lake community of Midnapore. Situated on a quiet street surrounded by mature trees and shrubs, just minutes from the lake and close to parks, schools, restaurants, shopping and all the amenities along 162 nd Avenue. The spacious foyer welcomes you into a large living room with plenty of room for comfortable furnishings. The bright kitchen offers an abundance of cabinets and counter space, along with ample room for a large dining table and chairs. A convenient half bath completes the main level, with a door leading to the fenced backyard. The backyard provides parking for one or two vehicles, depending on size, along with a storage shed. Storage shed belongs to the tenants. Upstairs features three spacious bedrooms, including a generous master bedroom with a convenient cheater door to the four-piece bathroom. The two additional bedrooms offer excellent space and plenty of closet storage. The basement is undeveloped and provides additional storage space, along with a washer and dryer. (Belongs to the tenants). The furnace is original but serviced and cleaned annually, Hot water tank 2018, newer roof shingles 2024, windows and doors replaced in 2016. This is a desirable townhouse and an excellent opportunity in the popular Midnapore Lake community. The current tenants have a lease in place until March 2027 and would love to remain in the home if the buyer is looking for an investment property. They have been excellent tenants for approximately 15 years and have a strong history of paying their rent. (id:6769)

Furnace 8.25 Ft x 16.25 Ft
Other 3.50 Ft x 4.75 Ft
Living room 17.25 Ft x 11.42 Ft
Kitchen 10.25 Ft x 12.33 Ft
Other 3.25 Ft x 8.92 Ft

2pc Bathroom 3.08 Ft x 7.92 Ft
Bedroom 9.08 Ft x 9.00 Ft
Bedroom 7.92 Ft x 10.17 Ft
4pc Bathroom 8.17 Ft x 8.00 Ft
Primary Bedroom 15.00 Ft x 9.83 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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