



67 Margate Place Calgary Alberta

\$495,000

This well-maintained and thoughtfully updated home is ideally located on a quiet cul-de-sac, backing directly onto Ida's Park, offering a rare combination of privacy, green space, and everyday convenience. Situated in a highly accessible community at the corner of the Trans-Canada Highway and 36 Street, this location offers excellent connectivity while maintaining a peaceful, family-friendly setting with minimal traffic. The exterior of the property has seen numerous recent improvements that enhance both curb appeal and functionality. A new shed has been added, along with a large garden ideal for those who enjoy outdoor living. New sod was installed in the summer of 2025, creating a fresh and inviting yard. The deck, garden structure, and base of the shed were re-stained in the summer of 2025 for long-term durability and a refreshed appearance. Approximately 50% of the eavestroughs have been replaced, improving drainage and reducing maintenance. The oversized two-car garage is fully insulated and painted, providing a clean, versatile space for parking, storage, or a workshop. A new garage door opener system adds convenience and reliability. Inside, the home reflects pride of ownership throughout. The main floor features beautiful hardwood flooring, creating a warm and inviting atmosphere across the principal living areas. The kitchen was expanded with a professionally completed extension in 2024, significantly improving layout and functionality, and has been freshly painted for a bright, modern feel. The rest of the home has also been newly painted, making it truly move-in ready. The basement is fully finished with new flooring and trim, offering additional flexible living space suitable for a family room, home office, or guest area. Four basement windows were replaced with new double-pane units in 2022, along with new window wells, improving energy efficiency and natu...

Furnace 11.92 Ft x 11.33 Ft

4pc Bathroom 4.92 Ft x 10.75 Ft

Bedroom 9.42 Ft x 10.75 Ft

Recreational, Games room 35.83 Ft x 10.75 Ft

Dining room 10.50 Ft x 9.25 Ft

Living room 12.42 Ft x 16.25 Ft

Bedroom 9.00 Ft x 9.00 Ft

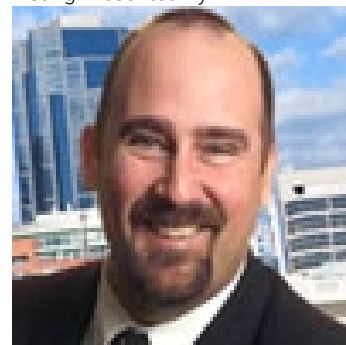
Bedroom 9.00 Ft x 8.92 Ft

Primary Bedroom 10.50 Ft x 11.42 Ft

4pc Bathroom 10.50 Ft x 4.92 Ft

Kitchen 10.50 Ft x 7.00 Ft

Listing Presented By:



Originally Listed by:
Real Broker

<https://www.mcmillanrealestategroup.ca/>

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca