



**GRASSROOTS**  
REALTY GROUP

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**16 Midland Place SE**  
**Calgary, Alberta**

**MLS # A2262448**



**\$525,000**

<b>Division:</b>	Midnapore		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,078 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Parquet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features		

**Inclusions:** Main floor washer has leak and disconnected - AS IS. All other appliances in working order but AS IS.

Opportunity knocks! Excellent potential to renovate and personalize this well cared for, but mainly original bungalow. Originally 3 bedrooms, converted to 2, but could easily be converted back to 3. Traditional plan with a spacious living room with gas fireplace and dining room which can accommodate a full-size dining suite - great for family gatherings! The adjoining kitchen has plenty of cupboards and countertop space. Side door leads to the backyard and garage. Large primary bedroom with a 2 piece ensuite. Second bedroom shows as a den, with built-in cabinets and an electric fireplace. Main floor laundry and 4 piece bathroom complete the main floor. The lower level is partially developed with a large rec room. There is plenty of storage, crafts area or workshop, laundry and mechanical. Excellent potential to finish developing. Private, landscaped, sunny backyard and a double detached garage with lane access. Wonderful location in the heart of Midnapore, walking distance to the lake. Enjoy 4 seasons of outdoor activity in the beautiful community of Lake Midnapore and the pathways of Fish Creek Park. Pick your possession and move right in! Great home! Great value!