



GRASSROOTS
REALTY GROUP

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**636 Midridge Drive SE
Calgary, Alberta**

MLS # A2219638



\$600,000

Division:	Midnapore		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,068 sq.ft.	Age:	1977 (48 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Irregular Lot, Level, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters, No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Refrigerator in basement

Welcome to your beautifully renovated bungalow nestled in the heart of Midnapore, one of Calgary's most desirable and established lake communities. Set on a generous 45 x 130 lot, this inviting home delivers over 2,000 SqFt of stylish living space across two levels, each thoughtfully appointed to suit a variety of living arrangements. The main floor welcomes you with elegant LVP flooring and an inviting open-plan layout, where natural light pours into the spacious living and dining areas. The upgraded kitchen features sleek wood cabinetry, ample counter space, a striking mosaic tile backsplash, and stainless steel appliances, ensuring both style and practicality. Your master suite provides a private retreat with a 2 piece en-suite and walk-in wardrobe, while two further sizeable bedrooms and a tastefully tiled family bathroom with a soaker tub offer comfort for family or guests. Downstairs, discover a superb illegal suite with its own private entrance, making it an ideal candidate for mortgage helper, in-law accommodation or even a lucrative Airbnb opportunity. The lower level mirrors the quality of the main with beautiful LVP flooring, a bright and airy living area, a stylish white kitchen boasting abundant storage, and a mosaic tiled splashback. Here you'll also find an impressive master bedroom, a 2nd bedroom room (windowless), a three-piece bathroom, and a large egress window that floods the space with natural light. Shared lower level amenities include laundry facilities and a third bedroom with ample storage. Recent upgrades such as triple-glazed windows with contemporary zebra blinds and fresh exterior paint ensure lasting comfort. Step outside and enjoy two sunny patio areas, thoughtfully positioned to capture light from the east, south, and west throughout the day. The newly fenced backyard is spacious, featuring a custom-built bin

store, and there's parking for up to three vehicles, as well as room to construct a future garage without sacrificing outdoor space. This excellent location offers just a short stroll to schools, Fish Creek Park, and the neighbourhood's wide range of amenities, while life in Midnapore means year-round access to a private lake, where you can enjoy everything from summer beach days to skating in the winter. This exceptional property melds the tranquillity of lakeside living with modern comfort and investment potential, providing a rare opportunity in a truly special community.