



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

254 Midridge Crescent SE
Calgary, Alberta

MLS # A2229197



\$624,900

Division:	Midnapore		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,079 sq.ft.	Age:	1977 (48 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Landscaped, Level, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Separate Entrance, Storage, Vinyl Windows		

Inclusions: Garden Tools, Lawn Mower, Shelving Units & Workbench in Garage, Treadmill in Basement, Space Heater in Garage

Open house CANCELLED - JUNE 21ST 11:00 AM - 1:00 PM Welcome to this charming 1,079 sq ft bungalow in the desirable lake community of Midnapore — a perfect fit for young families starting out or couples looking to downsize into a peaceful, established neighborhood. Situated on a quiet, tree-lined street with great curb appeal, this home is just a five-minute walk to Fish Creek Park, offering easy access to nature and outdoor activities. Midnapore Elementary is also within walking distance, adding to the home's family-friendly appeal. Inside, you'll appreciate the updated laminate flooring and trim throughout. The spacious living room and adjoining dining area are filled with natural light, thanks to large south-facing windows. The kitchen features stainless steel appliances and a west-facing window that overlooks the side yard and patio. The main floor includes three generously sized bedrooms, including a primary with a recently updated 12' bath ensuite. A separate side entrance provides potential for private access to the basement. Downstairs, the finished basement includes a large rec room, a spacious bedroom (non-egress window), a 3-piece bathroom, and a laundry room with ample storage space. The backyard is a private oasis, complete with mature trees, a perennial garden, firepit area, and an oversized garage with 10' ceilings. The durable fencing with metal posts adds to the longevity of the property. Midnapore is a hidden gem, offering year-round access to a private lake. It's also surrounded by Fish Creek Park — the second-largest urban park in Canada — which features biking, walking, hiking, fishing, nature watching, picnicking, boating, and swimming. Nearby schools include a K-6 within walking distance, with junior high and high schools in adjacent Sundance. All your shopping

and recreational needs are covered at Shawnessy Shopping Centre, featuring restaurants, shops, a theatre, YMCA, the Shawnessy train station and easy access to both Macleod and Stoney Trail.