



**GRASSROOTS**  
REALTY GROUP

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**83 Midbend Crescent SE  
Calgary, Alberta**

**MLS # A2229401**



**\$600,000**

<b>Division:</b>	Midnapore		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,146 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	None, On Street		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Close to Clubhouse, Front Yard, Fruit Trees/Shrub(s), Garden, La		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cedar, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Smoking Home, See Remarks, Storage		

**Inclusions:** Refrigerator in Basement, All Curtains, Table in Laundry Room.

Welcome to this MOVE IN READY 3-bedroom bungalow in the sought-after lake community of Midnapore! Located within walking distance to the LAKE, great schools, and convenient shopping, this lovingly maintained home shows AMAZING pride of ownership and offers unbeatable value for your family. Step inside to a bright and spacious family room featuring three stunning floor-to-ceiling windows (2023) that flood the space with natural light. Adjacent is a generous formal dining area, perfect for hosting family gatherings and special occasions. The kitchen boasts updated shaker-style cabinetry, modern stainless steel appliances, a bottom freezer fridge that is just 1 year old, and a deep sink framed by a large window that overlooks the patio. There's also room for a breakfast table- ideal for casual meals with the family. Throughout the main floor, enjoy fresh upgrades including new luxury vinyl plank flooring, all new baseboards, window casings, and interior doors including closet doors (2025). The home has also been professionally painted (2025), ready for you to make it your own! The primary bedroom is exceptionally spacious and offers peaceful views of the east-facing backyard. It features new closet doors with ample shelving inside, and a private 2-piece ensuite. Two additional main floor bedrooms are generously sized, each with large windows and closets. The 4-piece main bath has been tastefully refreshed with a modern vanity and fixtures. The fully finished basement offers a cozy retreat for family movie nights with plush new carpeting (2024) a convenient kitchenette with full-sized fridge for drinks and snacks. Don't miss the adorable play nook the current owners created for their kids and grandchildren. The basement also features a flex room the current homeowners used as a 4th bedroom and a convenient 4 piece bath for added

convenience. You'll also find a spacious laundry room with a high-efficiency washer and dryer (2024) and ample storage space. Mechanical updates include a newer hot water tank (2022), well-maintained furnace and duct work with a new humidifier (2024). The window in this mechanical room is the ONLY window that has not been replaced (2023/2015) Step outside to the beautifully landscaped east-facing backyard featuring an oversized patio -perfect for BBQs and morning coffee. Tend to your own veggie garden, and pick fruit from your very own apple tree and saskatoon, cherry and raspberry bushes! Exterior improvements include fresh siding and trim paint, new eaves, downspouts, and soft metals, and roof (2024) New Rear fence (2025). Nothing left to do but MOVE IN! Don't miss this opportunity to live in one of Calgary's premier lake communities with year-round access to the lake, great amenities, and a true sense of community. Contact your favourite REALTOR® today to book your private showing!