



**GRASSROOTS**  
REALTY GROUP

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**63 Midglen Way SE**  
**Calgary, Alberta**

**MLS # A2229582**



**\$600,000**

<b>Division:</b>	Midnapore		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,155 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Open Floorplan, Separate Entrance		

**Inclusions:** n/a

Welcome to this beautifully renovated detached home in the sought-after community of Midnapore, backing directly onto a scenic walking trail for added privacy and outdoor enjoyment. This home is also 2 blocks away from fish creek park and also only a few blocks away from the lake. The location is unbeatable. The main level features a stylishly updated 3-bedroom, 1-bathroom layout with modern finishes, a bright open-concept living space, and a refreshed kitchen perfect for family living or entertaining. Downstairs, the basement offers an updated 1-bedroom, 1-bathroom illegal suite, complete with its own kitchen and living area - an ideal setup for extended family, guests, or rental income. The generous lot offers plenty of backyard space and even the potential to build a garage, making this an excellent investment opportunity or a flexible home for a multi-generational family. Enjoy all that Midnapore has to offer, including nearby schools, shopping, lake access, and the tranquility of backing onto a peaceful walking trail.