



**GRASSROOTS**  
REALTY GROUP

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**48, 99 Midpark Gardens SE  
Calgary, Alberta**

**MLS # A2233389**



**\$470,000**

<b>Division:</b>	Midnapore		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,422 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 414
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, See Remarks		

<b>Inclusions:</b>	NA
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Comfort, nature, and lifestyle—all in one place, welcome to the lake community of Midnapore! Tucked away in a quiet enclave and backing onto serene greenspace, this beautifully updated townhome in Lake Midnapore offers a rare blend of natural tranquility and urban convenience. You're welcomed by a private front driveway and a single attached garage with an upgraded door. Just off the garage, a spacious entryway adds function and charm, featuring a dedicated area for storage and a bench for slipping off your shoes. Upstairs, the main living area impresses with soaring ceilings, a stunning wood-burning fireplace with full-height masonry, and stylish laminate flooring. From here, step out onto your rebuilt private deck—a peaceful, tree-lined setting that's perfect for morning coffee or evening entertaining. The open-concept dining area connects effortlessly to a bright, eat-in kitchen, equipped with stainless steel appliances, generous cabinet space, and new Lux windows throughout the home for exceptional light and energy efficiency. Designed with comfort in mind, this home offers two full bathrooms—one conveniently located on the main level and another upstairs. The spacious primary suite is a true retreat, featuring dual closets and direct access to the updated bathroom. Two additional upper bedrooms provide flexible space for family, guests, or a home office. The unfinished basement offers plenty of storage and exciting potential for future development. Living in Midnapore means more than just owning a home—it's embracing a lifestyle. As a resident, you'll enjoy year-round lake access and an incredible variety of amenities, including fitness classes like yoga and pilates, pickleball, tennis and basketball courts, skating rinks in winter, scenic walking trails, waterfalls, and BBQ areas. The community also hosts

frequent events and activities for all ages. With easy access to Fish Creek Park, the CTrain, shopping, restaurants, and more—plus a pet-friendly environment—this location truly has it all. Don't miss your chance to own in one of Calgary's most established and amenity-rich communities.