



GRASSROOTS
REALTY GROUP

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78 Midridge Gardens SE
Calgary, Alberta

MLS # A2238059



\$538,800

Division:	Midnapore		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	908 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Garden, Gentle Slope		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Metal Siding , Wood Frame, Wood Siding	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Open Floorplan, Storage		

Inclusions: None

Welcome to your dream home in the heart of a vibrant lake community—where every season brings new ways to enjoy your neighborhood! This beautifully updated home offers the best of both indoor comfort and outdoor lifestyle, with no condo fees to worry about. Enjoy exclusive lake access with a large sandy beach area, summer swimming, paddle boats, kayaks, tennis, pickleball, picnic spots, and even outdoor chess and movie nights. In the winter, embrace skating, hockey and tobogganing under the stars, with a gas fire pit for cozy evenings with friends and family. Inside, you’ll find renovated bathrooms, updated kitchen counters, cabinets, and backsplash, and a newer washer and dryer—making this home truly move-in ready. Plus a nearly new roof offers peace of mind for years to come. Natural light floods the space through large windows, highlighting the generously sized bedrooms. Step outside to your private oasis, where a strawberry patch and vegetable gardens flourish, offering fresh produce right in your own backyard. A huge oversized double garage provides plenty of room for parking, storage, or even a workshop. Perfectly situated just blocks from the Mid-Sun Community Center, this home boasts fantastic walkability to shops, restaurants, fast food, and stores. It’s just a 15-minute walk to the C-Train, and close to public, Catholic, and private schools—ideal for families. This is more than a home—it’s a lifestyle. Come see it today!