



GRASSROOTS
REALTY GROUP

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77 Midpark Drive SE
Calgary, Alberta

MLS # A2244817



\$490,000

Division:	Midnapore		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,111 sq.ft.	Age:	1983 (42 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Oversized, Single Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Dog Run Fenced In, Few Trees, Gazebo, Lake, Lawn, Private, Str		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Composite Siding	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Smoking Home, Vinyl Windows		

Inclusions: N/A

NO CONDO FEES & FULL LAKE ACCESS! Incredible value in this well-maintained family home, ideally located in the sought-after lake community of Midnapore! Offering over 1,100 sq ft of comfortable living space, this home features an inviting open-concept layout with a spacious living and dining area-beautifully lit by floor-to-ceiling windows that fill the space with natural light. The charming kitchen offers ample cupboard space, durable laminate flooring, and direct access to your private, tree-lined southwest backyard complete with a gazebo—perfect for relaxing or entertaining guests. Upstairs, you'll find three generous bedrooms, including a spacious primary retreat with a large walk-in closet and a beautifully updated 4-piece bathroom. The unfinished basement provides an excellent opportunity to customize and add even more value to the home. Oversized, Single Garage Detached. Recent updates include: newer roof, hot water tank, updated flooring, renovated primary bathroom, fresh exterior paint, and professional landscaping. Perfect for first-time buyers or a young family, this home offers a rare chance to get into one of Calgary’s top communities-with no condo fees and year-round lake privileges for endless family fun, including swimming, skating, paddleboarding, BBQ areas, and more. All within walking distance to schools, parks, playgrounds, transit, fitness centres, and shopping.