



GRASSROOTS
REALTY GROUP

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41 Midridge Gardens SE
Calgary, Alberta

MLS # A2256890



\$514,890

Division:	Midnapore		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,105 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Garden		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan		

Inclusions: None

Welcome to this quaint and character-filled 3-bedroom, 1.5-bath urban cottage nestled in the heart of the highly desirable lake community of Midnapore. Offering 1,105 sq ft of cozy comfort, this home is the perfect blend of charm, function, and lifestyle. Step into the beautifully landscaped front garden, a serene oasis with a private patio area ideal for your morning coffee, unwinding after a long day, or simply enjoying the peaceful surroundings. In the evenings, retreat to the backyard and stargaze by the firepit, creating memories under the open sky. Love to garden? The lush backyard garden is ready to feed a small family through the spring and summer months, bursting with potential and sustainability. There's plenty of space between houses, offering added privacy and a sense of openness that's rare in urban communities. Inside, you'll find a home that radiates warmth, personality, and thoughtful upgrades, including central air conditioning and solar panels—comfort and efficiency rolled into one. The double detached garage, along with an additional parking pad, ensures ample space for vehicles and storage. All this, plus exclusive access to Midnapore Lake with year-round activities like swimming, skating, and community events. Whether you're a young family, a couple, or someone seeking a slower, more connected lifestyle—this home has something truly special to offer. Don't miss your chance to own a piece of Midnapore magic—book your private showing today!