

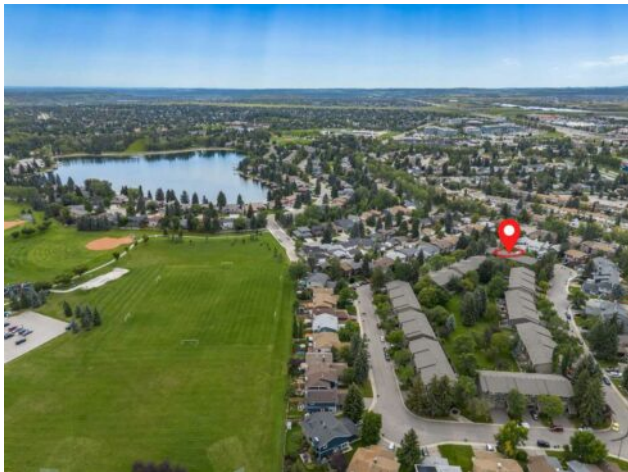


GRASSROOTS
REALTY GROUP

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29, 99 Midpark Gardens SE
Calgary, Alberta

MLS # A2257063



\$440,000

Division:	Midnapore		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,538 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Street Lighting, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 417
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Storage, Vaulted Ceiling(s)		

Inclusions: n/a

Welcome to your new home in the heart of Midnapore, a coveted lake community! This spacious 2-story townhome offers over 1,500 square feet of comfortable living space. Situated in a prime location, this unit is ready for its new owners to move in and enjoy. As you approach, you'll notice the single-car garage, and an additional parking space on the driveway. The main entrance provides convenient access to the garage and a multi-purpose room on the lower level, which includes a laundry area and extra storage. The main floor is designed for both relaxation and entertaining. The expansive living room features soaring 10-foot ceilings, a cozy wood-burning fireplace, and abundant natural light from the sliding glass doors that lead out to a private patio. Adjacent to the living room is a formal dining space that can accommodate a full-sized table. Additionally, this space can be utilized as a secondary living area or office! The large kitchen is equipped with stainless steel appliances, plenty of cupboard and counter space and large windows. A half-bathroom with extra storage space or capacity to fit a shower (with board approval) completes this level. Upstairs, you'll find a massive primary bedroom retreat with a walk-through closet and a cheater bathroom. There are also two additional large bedrooms, providing plenty of space for family or guests. For added convenience the laminate flooring is newly installed. This home's location is unbeatable! You're just a 3-minute drive to Midnapore Lake, a 2-minute walk to a variety of shops and restaurants, and a quick walk to parks and schools. Commuting is a breeze with a short bus ride to the LRT. Don't miss this opportunity to own a beautiful home in a fantastic community!