



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**324, 860 Midridge Drive SE
Calgary, Alberta**

MLS # A2261849



\$359,900

Division:	Midnapore		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,094 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Guest, Parking Lot, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fireplace(s), Hot Water	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt/Gravel	Condo Fee:	\$ 629
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	M-CG d29
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Storage, Vinyl Windows		

Inclusions: N/A

ONE OF A KIND CONDO in the sought after community of Midnapore - 3 BEDROOMS and 1 1/2 BATHS. PERFECT for a young family. This condo boasts gleaming laminate and ceramic tile floors throughout (very easy to keep clean), primary bedroom with 2 piece ensuite bathroom, 2 other good sized bedrooms, beautifully renovated 4-pce bathroom, large living room with gas fireplace and big windows (lots of natural light), kitchen that's open to the dining room and the living room with plenty of cupboard and counter space and all your appliances, balcony just off the living room (perfect to enjoy your morning cup of coffee), good sized laundry room and storage room in suite with additional assigned storage. Your family will enjoy the Midnapore Lake access and exclusive rights to this park with tennis, pickle ball, boating, swimming, paddleboarding and much more. ALSO you are close to all schools, lots of shopping, walking trails, PLUS it's only minutes to Macleod Trail and Stoney Trail making it fast to anywhere in Calgary and out. Don't miss out on owning this 3 bedroom, 1 1/2 bath condo - JUST RIGHT FOR YOUR FAMILY.