



GRASSROOTS
REALTY GROUP

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

24 Midland Place SE
Calgary, Alberta

MLS # A2263569



\$559,900

Division:	Midnapore		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,134 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Many Tre		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Low Flow Plumbing Fixtures, Recessed Lighting, Soaking Tub, Storage		

Inclusions: N/A

Nestled on a quiet, tree-lined street in desirable Midnapore, this inviting home blends comfort, function and family-friendly living in one of Calgary's most established lake communities. Thoughtful updates throughout, central air conditioning and low-maintenance landscaping ensure an easy, relaxed lifestyle year-round. A charming west-facing front deck with built-in seating and plenty of space to unwind beneath the mature trees, creates a peaceful retreat. Inside, the neutral palette and warm finishes set a welcoming tone. The spacious living room invites relaxation in front of the wood-burning fireplace while oversized windows flood the space with natural light and extra pot lights illuminate the evening. An efficient kitchen with timeless oak cabinetry offers clear sightlines into the adjoining dining area, perfect for weeknight dinners or gatherings with friends. The comfortable primary bedroom on the upper level features a custom closet system and convenient 2-piece ensuite, providing a private retreat for busy mornings. Two additional bright bedrooms and a 4-piece bathroom complete this level, offering space for growing families or visiting guests. A generous recreation room in the basement easily adapts to family life, with plenty of room for media, games, workouts and hobbies. The layout allows for multiple zones so everyone can enjoy their own corner of the home, while abundant storage keeps everything organized. Outside, a private, fully fenced backyard is designed for easy enjoyment with a full-width patio ideal for barbecuing and summer evenings under the stars. The oversized double detached garage offers plenty of room for vehicles, bikes and outdoor gear, keeping daily life effortlessly functional. Located within a 9-minute walk to the residents-only Midnapore Lake where families can swim, skate, or kayak through the seasons and just an 8-minute

walk to Centennial High School, this home offers exceptional lifestyle convenience. Restaurants, coffee shops and everyday essentials are all within a short stroll, with nearby Shawnessy Shopping District providing even more choices for dining, groceries and entertainment. Easy access to Macleod Trail and the LRT ensures quick commutes while maintaining a quiet, community-oriented feel. A perfect opportunity to enjoy lakeside living with modern comfort, timeless charm and a location designed for family connection!