



**GRASSROOTS**  
REALTY GROUP

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121, 860 Midridge Drive SE  
Calgary, Alberta

MLS # A2263681



**\$270,000**

Division:	Midnapore		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	861 sq.ft.	Age:	1979 (46 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 608
Basement:	-	LLD:	-
Exterior:	Brick, Wood Siding	Zoning:	M-CG d29
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: none

AMAZING VALUE! Located in the extremely desirable LAKE community of MIDNAPORE, this END UNIT 2 bed 1 bath apartment with WEST and EAST exposure has everything you'd ever want in a home. Located on a stunning tree lined street, you're just 50 steps from FISH CREEK PARK, a short walk/drive to multiple schools and Midnapore Lakes south entrance that's open year round. This unit itself is well designed with a fair sized kitchen that opens into your formal dining area and generous living space. With West and East windows welcome you with sunlight throughout the main living space. Complimented by a beautiful wood burning brick fireplace, this living room has a practical layout for furniture placement. Off the living room you have a private deck. Separate from the main living space, you have two generous bedrooms with west facing windows. The unit is complete with a 4 piece bathroom, in-suite laundry and an upgraded electric panel that most units do not have. Out of the unit you have a large storage locker, off street parking and plenty of extra parking along the blvd. This unit is move in ready while being surrounded by all Midnapore has to offer.