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43 Midridge Gardens SE Calgary, Alberta

MLS # A2269105



\$539,900

Division: Midnapore Residential/Duplex Type: Style: Attached-Side by Side, Bi-Level Size: 889 sq.ft. Age: 1977 (48 yrs old) **Beds:** Baths: Garage: **Double Garage Detached** Lot Size: 0.09 Acre Lot Feat: Back Lane, Lawn, Level, Rectangular Lot

Heating: Water: Forced Air Floors: Sewer: Carpet, Linoleum Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Full Exterior: Zoning: Vinyl Siding M-C1 d100 Foundation: **Poured Concrete Utilities:**

Features: No Animal Home, No Smoking Home, Storage, Suspended Ceiling, Vinyl Windows

Inclusions: Refrigerator, dishwasher, electric oven, hood fan, curtains, washer & dryer, garage door opener, remote control(s)

Welcome to Midnapore a sought after private lake community with all the amenities for your family to enjoy through the Summer & Winter. Nearby are Public & Separate Schools that offer French Immersion & Chinese Mandarin Bilingual programs. This immaculate bi-level is a gem, situated on a quiet street within walking distance to the lake entrance. Some highlights to this home include all new triple pane windows, updated eat-in kitchen counters & backsplash, updated bathrooms, a total of 4 bedrooms, 2 up 2 down, a spacious bright family room for family movie nights & for those enthusiastic carpenters/mechanics a large double detached garage. A flat fenced-in west back yard is perfect for the children & dog to play .The furnace & humidifier have been recently serviced & are in good working order & the main floor carpets have been professional cleaned. Located close to shopping, restaurants & quick access to Macleod Trail, Stoney Trail, Fish Creek Provincial Park & a short drive to the South Health Campus Hospital. Open House November 16th 1-3pm.