



**43 Midridge Gardens SE
Calgary, Alberta**

MLS # A2269105



\$529,900

Division:	Midnapore		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	889 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Lawn, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	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 south 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. No Condo Fees.