



**GRASSROOTS**  
REALTY GROUP

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**43 Midridge Gardens SE**  
**Calgary, Alberta**

**MLS # A2269105**



**\$529,900**

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

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