



GRASSROOTS
REALTY GROUP

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324, 860 Midridge Drive SE
Calgary, Alberta

MLS # A2272869



\$324,900

Division:	Midnapore		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,094 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fireplace(s), Hot Water	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 629
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	M-CG d29
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Storage, Vinyl Windows		

Inclusions: N/A

PERFECT FOR A YOUNG FAMILY!! This 3 bedroom, 1 1/2 bathroom condo is the only one of its kind in Midnapore. Plus the residents all say it's a quiet, wonderful and friendly place to live. Walking in, you first notice the gleaming laminate and ceramic tile floors throughout (easy to keep clean). It's all on one floor - nice sized kitchen opening up to the dining room, opening up to the large living room C/W gas fireplace and just off your private deck for coffee in the morning; the primary bedroom C/W 2 pce ensuite bathroom; 2 other good sized bedrooms; a beautifully renovated 4 pce bathroom; a perfect sized laundry room and an in suite storage room. Lots of big windows make for plenty of natural light into every room (except for laundry, storage and bathroom). Plus always needed additional storage in the building. Your family will enjoy their use of the Midnapore Lake access, the park with tennis, pickleball, boating, swimming, paddleboarding, and much more. Plus close to all schools, lots of shopping, walking trails, just minutes to Macleod Trail and Stoney Trail (making it fast to anywhere in Calgary and out). Don't miss out on this "Perfect for a young family" 3 bedroom, 1 1/2 bathroom condo in the lake community of Midnapore.