



GRASSROOTS
REALTY GROUP

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208 Midpark Gardens SE
Calgary, Alberta

MLS # A2280656



\$509,900

Division:	Midnapore		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,404 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Open Floorplan, See Remarks, Vinyl Windows		

Inclusions: None

2-STORY DUPLEX | SINGLE GARAGE | FINISHED BASEMENT | NO CONDO FEE | PRIME LOCATION | LAKE PRIVILEGES Open House: Jan.31, Sat. 1-3pm Conveniently positioned on Midpark Gardens, with shopping, schools, and transit nearby, this could be your new home in the ever-popular LAKE community of Midnapore. Step inside through the spacious foyer and immediately notice the modern, RENOVATED KITCHEN, featuring a movable island and plenty of room for everyday cooking. A convenient 2-piece BATHROOM sits just ahead, perfect for guests. Further in, the home opens into an open-concept DINING and LIVING area, creating a seamless flow for everyday living. The living room has been UPDATED with a contemporary tiled feature wall and an electric FIREPLACE, creating a warm and stylish focal point. Sliding doors lead to a patio and a private BACKYARD, where mature evergreens provide a sense of seclusion. Upstairs, you'll find 2 generously sized BEDROOMS (256sq ft & 122sq ft) and a full shared 5 pcs ENSUITE featuring a relaxing soaker tub. The fully FINISHED BASEMENT (622sq ft) adds extra living space with a bedroom, a full bathroom, and a cozy family room. A spacious mechanical room houses the washer and dryer and offers plenty of storage. Enjoy year-round access to Midnapore Lake, offering swimming, skating, paddleboarding, and a variety of community activities. Conveniently located near excellent amenities, this home is just minutes from Midnapore School, MidSun Junior High, and Centennial High School. Shawnessy LRT Station is only about a 10 minute walk, and Shawnessy Shopping Centre is 5 minutes. A rare combination of affordability, spacious design, and a convenient location makes life at Midpark Gardens easy to enjoy. This is an opportunity not to be

missed.