



GRASSROOTS
REALTY GROUP

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70 Midridge Gardens SE
Calgary, Alberta

MLS # A2282145



\$485,000

Division:	Midnapore		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	910 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Laminate Counters, Primary Downstairs, Separate Entrance, Storage		

Inclusions: Shed

Open House on Saturday, February 14, 12-2pm First-Time Buyers, Investors & Savvy House Hackers - this one is a MUST SEE for you! Welcome to 70 Midridge Gardens SE, a perfectly located (NO CONDO FEE) bi-level duplex in the heart of Midnapore! This hidden gem offers absolutely incredible value, functionality, and of course … access to one of Calgary’s most favorite lake communities! The practical bi-level floorplan of 2 bedrooms up and 2 bedrooms down works beautifully for couples, families, roommates, or investors alike! The UPDATED kitchen (and heart of the home) offers sleek stainless steel appliances ample cabinetry, storage and prep space… making cooking easy peasy! The main living space feels open and inviting - perfect for hanging out, relaxing, and cozy nights at home! Downstairs, the bright and fully finished basement adds even more functional living space to this home! It is ideal for a multigenerational household.. wanting a bit of separation, or just a family with 3 kiddos who each want their own room! Regardless.. This flexible layout delivers! You will love the upgrades, which include: 95% furnace efficiency, triple pane bedroom and downstairs living room windows, increased R value attic insulation, low flow toilets, roof replaced in 2018, and updated bathrooms. Outside offers private yard space with a brick patio, greenhouse and numerous perennial plants that will sprout back up as soon as the snow melts! Gardeners will enjoy an array of plants and herbs, bushes and trees; it’s a beautiful summer hosting spot! Now let’s talk location … because it truly doesn’t get better than this! Situated on a quiet street in the mature and family-friendly community of Midnapore, you’re just MINUTES from Midnapore Lake (15 min walk), Fish Creek Park (11 min walk), schools (8 min walk to Midnapore

School, and a 11 min walk to St. Teresa of Calcutta School), shopping… and if you need to go a bit further… Shawnessy Train Station is only a 10 minute walk, making for an easy breezy commute! Lake Midnapore access! Enjoy year-round recreation including swimming, skating, fishing, tennis courts, and community events - all included with a low annual HOA fee! Whether you're a first-time buyer looking to enter the market, an investor searching for a smart rental, or someone wanting lake access without the detached-home price tag, this home truly checks all the boxes! Call your favourite Realtor and book your showing - this one won't last!