



**320 Midpark Gardens SE  
Calgary, Alberta**

**MLS # A2293824**



**\$509,900**

<b>Division:</b>	Midnapore		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,455 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Front Drive, Garage Door Opener, Single Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Corner Lot, Few Trees, Front Yard, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<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>	Wood Frame, Wood Siding	<b>Zoning:</b>	M-C1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, See Remarks		

**Inclusions:** Hot tub, Security system equipment paid out (buyer can contact the company for monitoring), Sprinkler system, projector in the basement, electric fireplace in basement.

**RARE OPPORTUNITY** in the sought-after lake community of Midnapore &mdash; a semi-detached home with **NO CONDO FEES**. This home is **ONLY** attached by the garage wall, offering the feel and privacy of a detached property. This well-maintained home offers a bright and functional layout. The kitchen features stainless steel appliances, including a **NEWER** dishwasher (2022), along with plenty of cabinetry and natural light. The inviting living room showcases a beautiful stone-faced wood-burning **FIREPLACE**, creating a warm and comfortable focal point. Just off the living room, a 3-season **SUNROOM** provides the perfect transition to the patio and backyard. A 2-piece powder room completes the main floor. Upstairs features a spacious primary bedroom with his-and-hers closets and direct access to the full 4-piece bathroom, a well-sized second bedroom, and a generous **BONUS ROOM** ideal for a family room, home office, or easily converted into a **THIRD** bedroom. The **DEVELOPED** basement adds additional living space with a recreation/media area (projector and electric fireplace included) and a combined laundry and full bathroom featuring **NEW** washer and **NEW** dryer (2025). The **BEAUTIFULLY LANDSCAPED** yard is designed for outdoor enjoyment, featuring deck space, a **GAS LINE** for BBQ, a built-in 6-person **HOT TUB**, a **SPRINKLER SYSTEM**, and a large 16' x 8' storage **SHED**. Recent updates include a **NEW** hot water tank (2026), **NEW** furnace motor (2024), upgraded electrical switches and plugs, refreshed paint throughout, and **NEW** eavestroughs. The home also features an updated **SECURITY SYSTEM** (2022). Parking includes an **ATTACHED GARAGE**, driveway, and street parking. Enjoy year-round access to Midnapore Lake with swimming, paddleboarding, fishing, skating, movie nights, and community events &mdash; a lifestyle **RARELY**

available.