



**16 Midridge Gardens SE
Calgary, Alberta**

MLS # A2295535



\$509,900

Division:	Midnapore		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,202 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NA

2-STOREY DUPLEX | FINISHED BASEMENT | NO CONDO FEES | LAKE PRIVILEGES | CENTRAL A/C Welcome to this inviting 2-storey duplex in the ever-popular lake community of Midnapore, perfectly situated close to schools, shopping, transit, and year-round recreation. Prime location near shopping, schools (Midnapore School, MidSun Jr High, Centennial High), and Shawnessy LRT makes daily life exceptionally convenient. Inside, the main floor features a fully renovated kitchen with ample cabinet and counter space, a convenient 2-piece bathroom, and a bright open-concept living and dining area, all complemented by fresh paint and warm hardwood flooring. Upstairs, you’ll find 3 comfortable bedrooms and a full 4-piece bathroom, ideal for families or roommates. The fully finished basement (approx. 573 sq ft) adds valuable living space with an additional bedroom, a 3-piece bathroom, a cozy family/rec room, and a large mechanical room with plenty of storage. Step outside to a large backyard deck, perfect for outdoor dining and summer evenings, plus a handy storage shed for your seasonal items and tools. As a resident of Midnapore, you’ll enjoy exclusive access to Midnapore Lake, offering swimming, skating, paddleboarding, fishing, and a variety of community events throughout the year—an unbeatable lifestyle at an affordable price.