



**64 Midglen Drive SE  
Calgary, Alberta**

**MLS # A2302754**



**\$709,500**

<b>Division:</b>	Midnapore		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,135 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Garden, Landscaped, See Remarks, Street		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance		

**Inclusions:** Basement: Refrigerator, electric stove, washer, dryer, blind in bedroom, all furniture in the basement negotiable, 4 remotes for garage door

Welcome to this Keith-built bungalow in the sought-after lake community of Midnapore. Tucked on a quiet street ending at a pathway into Fish Creek Provincial Park, this home is also just a 10-minute walk to Midnapore Lake, offering year-round private access for swimming, paddleboarding, skating, and more. The home boasts excellent curb appeal with durable Hardie board siding, a poured concrete walkway, and a welcoming front deck—perfect for morning coffee or evening relaxation. The backyard is designed for outdoor living, featuring a 21' x 22' stone patio, wood-burning pizza oven, and built-in fireplace. Both front and back yards offer lush lawns with an underground sprinkler system. An oversized, heated double garage is insulated, drywalled, and equipped with its own electrical panel, built-in shelving, and a workbench. Inside, the spacious kitchen features quartz countertops, stainless steel appliances, a gas stove with dual-fuel oven, two pantries, and a large peninsula overlooking the open-concept dining and living area. The main floor is bright and inviting, with knockdown ceilings, pot lighting, and a large southeast-facing window. The fully renovated main bathroom includes modern tile, a contemporary vanity, and a walk-in shower. The primary bedroom offers a 2-piece ensuite, with two additional bedrooms nearby. A cleverly hidden stacked washer/dryer is located on the main floor behind a sliding barn door. Downstairs, recent mechanical upgrades include a new furnace (2025) and air conditioning (2023). The self-contained illegal suite features an open-concept layout with kitchen, living and dining areas, a 4-piece bathroom, private laundry, storage, and two large bedrooms with egress windows. Currently rented for \$1,500/month, it's ideal for rental income, extended family, or guests. Located near excellent schools, parks,

shopping, and dining, with quick access to Macleod Trail, this home combines comfort, convenience, and lifestyle in one exceptional package.