



**161 Midbend Place SE**  
**Calgary, Alberta**

**MLS # A2304292**



**\$475,000**

<b>Division:</b>	Midnapore		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,084 sq.ft.	<b>Age:</b>	1984 (42 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Private, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, 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, Storage		

**Inclusions:** NA

**OPEN HOUSE: SATURDAY APRIL 25 2-4PM.** Fantastic end unit with no condo fees, lake access, 3 bedrooms up, a detached garage, and move in ready condition. The main floor offers laminate flooring throughout the sunny living and dining area, along with a bright kitchen featuring a large pantry. A half bath completes this level. Upstairs, you will find a well sized primary bedroom with a cheater ensuite and walk in closet, plus two additional spacious bedrooms. The lower level is developed with a versatile multi purpose room along with a laundry and storage area. Situated on a quiet, kid friendly cul de sac in the desirable community of Midnapore, this home offers the added benefit of year round lake access. Enjoy summers at the beach with swimming, paddleboarding, and family gatherings, and winters spent skating and enjoying the outdoor space. The lake community creates a lifestyle that is hard to find, with a strong sense of connection among residents and activities for all ages. All of this just minutes from Fish Creek Park, schools, shopping, and convenient access to major routes for an easy commute.