



**138 Midcrest Crescent SE  
Calgary, Alberta**

**MLS # A2304491**



**\$630,000**

<b>Division:</b>	Midnapore		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,170 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Level, Private, Z		

<b>Heating:</b>	Forced Air, Natural Gas	<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>	Brick, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, No Animal Home, No Smoking Home, See Remarks		

**Inclusions:** N/A

Welcome to the established lake community of Midnapore! Nestled in this family-friendly neighborhood, this move-in ready home offers a spacious and functional layout designed for comfortable living. The well-appointed kitchen features a sunny eating nook. The adjoining and spacious dining and living offers ample room for hosting family and guests. The main floor is complete with two bedrooms and a generous five piece bathroom (including double sinks, soaker tub and stand alone shower). The super-sized primary bedroom serves as a private retreat complete with patio door access to your private backyard deck&mdash;perfect for enjoying your morning coffee or unwinding in the evening. The fully developed lower level features a complete suite (illegal) with three large egress-rated windows, providing ample natural light and versatility for extended family or potential rental opportunities. Enjoy multiple outdoor living spaces, including a charming front porch, a secluded side yard patio, and a generous rear deck&mdash; perfect for all your outdoor needs. The oversized double garage with rear lane access offers plenty of room for hobbies, storage, and parking. Living in Midnapore means experiencing the perfect balance of nature and convenience. All essential amenities, shopping, and schools are just minutes from your doorstep. Midnapore Lake offers a peaceful retreat right within the community&mdash;spend summer days fishing, kayaking, or paddleboarding, and enjoy scenic walks along the pathways. In winter, the lake transforms into a hub for skating and seasonal community events at the Mid-Sun Community Centre. Nature lovers will appreciate being just a short stroll from Fish Creek Park&rsquo;s expansive trail system. Commuting is easy with the Shawnessy LRT station only a 20-minute mind-clearing and healthy walk away, and quick

access to major routes including Macleod Trail and Stoney Trail.