



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

236 Midvalley Place SE
Calgary, Alberta

MLS # A2205247



\$774,999

Division:	Midnapore		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,427 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Wet Bar		

Inclusions: N/A

Price Adjustment **OPEN HOUSE - Sunday - April 13 - 3-5PM** Situated in a peaceful cul-de-sac in the sought-after lake community of Midnapore, this expansive 1,400 sq. ft. BUNGALOW offers the perfect blend of comfort, functionality, and prime location. Just steps from FISH CREEK WALK PATHS a tot lot and offering exclusive LAKE ACCESS, this home is ideal for families or those looking for ample space to entertain. With a total of four bedrooms and three full bathrooms, this home has been thoughtfully upgraded to enhance both style and functionality. Recent improvements include updated bathrooms, NEWER APPLIANCES, newer carpet in the bedrooms, and new windows a few years ago. The insulated garage door has been replaced, and the oversized parking pad provides space for four additional vehicles. Upgraded interior doors further enhance the home's modern appeal. The beautifully developed basement is designed for both relaxation and entertainment, featuring a spacious media room, a stylish wet bar, a cozy wood-burning fireplace, and a large recreation area complete with a pool table. A private den/office with built-in storage and cabinetry provides a quiet workspace, making this lower level as functional as it is inviting. Outside, the property boasts mature landscaping, a large exterior shed for extra storage, and a backyard oasis perfect for enjoying the outdoors. The location is truly unbeatable, just one block from the stunning pathways of Fish Creek Park, four blocks from Midnapore Lake, and within walking distance of elementary, junior, and high schools. This rare opportunity to own a well-maintained and upgraded home in one of Calgary's most desirable communities won't last long—schedule your private viewing today!

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