



GRASSROOTS
REALTY GROUP

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19, 99 Midpark Gardens SE
Calgary, Alberta

MLS # A2205543



\$514,900

Division:	Midnapore		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,409 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Lawn, Level, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 415
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Cedar, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Open Floorplan, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to one of the most **STYLISH AND THOUGHTFULLY RENOVATED HOMES** in Midpark Gardens. This isn't just a townhouse—it's a fully customized showpiece that blends **INDUSTRIAL-CHIC FLAIR** with the warmth of **RUSTIC, EARTHY ELEMENTS**, creating a one-of-a-kind living experience you won't find anywhere else in the complex. Boasting over 1,400 SQ FT OF REIMAGINED SPACE, this 3-BEDROOM, 2.5-BATHROOM home was expertly redesigned for modern living. The layout was modified to include an **UPPER-FLOOR LAUNDRY ROOM**, a **CUSTOM WALK-IN PANTRY**, and a **REDESIGNED MAIN FLOOR HALF-BATHROOM** featuring a barn door on gear rollers for both functionality and flair. The heart of the home is the showstopping kitchen with **WOOD COUNTERTOPS**, **OPEN SHELVING**, and **HIGH-END SAMSUNG SMART APPLIANCES**, including a Smart fridge and an induction/convection oven. The space is tied together with **REFINISHED CEILINGS**, **SMART LIGHTING (LEVITON)**, AND **COMMERCIAL-GRADE CARPETING** that adds durability and texture. Upstairs, the **PRIMARY SUITE IS A TRUE RETREAT** with a **WALK-IN CLOSET**, **CUSTOM BUILT-INS**, an **ELECTRIC FIREPLACE**, and a spa-inspired **EN SUITE BATHROOM WITH IN-FLOOR HEATING AND A STEAM SHOWER**. Two great size bedrooms and fully renovated main bathroom with Jacuzzi complete the floor. Every detail has been considered, from the **ECOBEE SMART THERMOSTAT** to the **UPGRADED INSULATION AND MODERNIZED FIXTURES** throughout. Downstairs, you'll find a cozy **REC ROOM IN THE FINISHED BASEMENT**, perfect for relaxing or entertaining. Bonus features like a **PROJECTOR AND SCREEN IN THE DEN (wired for sound)**, a **SAMSUNG FRAME SMART TV**, and

BUILT-IN STORAGE THROUGHOUT make this home truly move-in ready. Outside, enjoy your own PRIVATE FENCED YARD BACKING ONTO A GREEN SPACE—ideal for pets or evening relaxation. The home also features an ATTACHED SINGLE GARAGE, a LONG DRIVEWAY FOR ADDITIONAL PARKING, and ACCESS TO MIDNAPORE LAKE, just a few blocks away.