

**324 Midridge Road SE  
Calgary, Alberta**

**MLS # A2240369**



# \$649,900

<b>Division:</b>	Midnapore		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,780 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Low Maintenance Landscape, Paved		

<b>Heating:</b>	Central, High Efficiency, Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Ceramic Tile, Cork, Laminate, Wood
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Brick, Concrete, Wood Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Stone Counters

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** Window coverings are sold in as-is condition, basketball net on garage, fire pit

Discover the perfect blend of space, comfort, and community—the ideal home for growing families in one of Calgary’s most beloved lake-access neighborhoods! Welcome to 324 Midridge Road SE, a thoughtfully updated 4-level split nestled in the heart of Midnapore, where lake privileges, walkability to schools, and a strong sense of community come together. Inside, you’ll love the airy paint-grade ceilings on the main floor, warm wood flooring, and western light that pours through the functional layout. The kitchen is both stylish and practical with stainless steel appliances and plenty of cabinet space to support busy family life. Stay cool all summer with central air conditioning, and enjoy the comfort of a high-efficiency furnace and newer two hot water tanks. The lower level offers a large flexible bedroom/office space, perfect for remote work, guests, or a quiet retreat. Out back, the newly sodded yard offers a lush space to play or relax all summer long, and the paved back alley adds clean and easy access. All this just a short stroll from schools, Fish Creek Park, the Midnapore Community Centre, and lake access—this is more than a home, it’s a lifestyle your family will love.