

324, 860 Midridge Drive SE  
Calgary, Alberta

MLS # A2277900



## \$324,900

<b>Division:</b>	Midnapore		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,094 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Guest, Parking Lot, Paved, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Fireplace(s), Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt/Gravel	<b>Condo Fee:</b>	\$ 629
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	M-CG d29
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Storage, Vinyl Windows		

**Inclusions:** N/A

THE ONLY ONE OF ITS KIND FOR SALE IN MIDNAPORE - 3 bedrooms and 1 1/2 bathrooms. Perfect for a young family. Its gleaming laminate and ceramic tile floors are really easy to keep clean. A very user friendly layout - the good sized kitchen looks into the dining room which is open to the living room (meals are easy to prepare and serve whether it's for family or guests) all with large windows for lots of natural light. Your primary bedroom is complete with a large closet and 2-pce ensuite bathroom. The other 2 bedrooms are perfect size for your 2 or 3 children. The newly renovated main bathroom, good sized in suite laundry room and separate storage room make up the rest of the unit. Check out the living room gas fireplace and the deck just off the living room - perfect for morning coffee. Don't forget the secure additional storage unit in the building. Your family will enjoy the Midnapore Lake and park access with all that comes with it - the park, tennis and pickleball courts, boating, swimming, paddleboarding and much more. PLUS it's close to all schools, shopping, walking trails, just minutes to Macleod and Stoney Trails (fast to anywhere in and out of Calgary). Don't miss this opportunity to live in the desirable lake community of Midnapore.