

**70 Midridge Gardens SE  
Calgary, Alberta**

**MLS # A2282145**



**\$485,000**

<b>Division:</b>	Midnapore		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	910 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Laminate Counters, Primary Downstairs, Separate Entrance, Storage		
<b>Inclusions:</b>	Shed		

\*Open House on Saturday, February 14, 12-2pm\* First-Time Buyers, Investors & Savvy House Hackers - this one is a MUST SEE for you! Welcome to 70 Midridge Gardens SE, a perfectly located (NO CONDO FEE) bi-level duplex in the heart of Midnapore! This hidden gem offers absolutely incredible value, functionality, and of course &hellip; access to one of Calgary's most favorite lake communities! The practical bi-level floorplan of 2 bedrooms up and 2 bedrooms down works beautifully for couples, families, roommates, or investors alike! The UPDATED kitchen (and heart of the home) offers sleek stainless steel appliances ample cabinetry, storage and prep space&hellip; making cooking easy peasy! The main living space feels open and inviting - perfect for hanging out, relaxing, and cozy nights at home! Downstairs, the bright and fully finished basement adds even more functional living space to this home! It is ideal for a multigenerational household.. wanting a bit of separation, or just a family with 3 kiddos who each want their own room! Regardless.. This flexible layout delivers! You will love the upgrades, which include: 95% furnace efficiency, triple pane bedroom and downstairs living room windows, increased R value attic insulation, low flow toilets, roof replaced in 2018, and updated bathrooms. Outside offers private yard space with a brick patio, greenhouse and numerous perennial plants that will sprout back up as soon as the snow melts! Gardeners will enjoy an array of plants and herbs, bushes and trees; it's a beautiful summer hosting spot! Now let's talk location &hellip; because it truly doesn't get better than this! Situated on a quiet street in the mature and family-friendly community of Midnapore, you're just MINUTES from Midnapore Lake (15 min walk), Fish Creek Park (11 min walk), schools (8 min walk to Midnapore

School, and a 11 min walk to St. Teresa of Calcutta School), shopping&hellip; and if you need to go a bit further&hellip; Shawnessy Train Station is only a 10 minute walk, making for an easy breezy commute! Lake Midnapore access! Enjoy year-round recreation including swimming, skating, fishing, tennis courts, and community events - all included with a low annual HOA fee! Whether you're a first-time buyer looking to enter the market, an investor searching for a smart rental, or someone wanting lake access without the detached-home price tag, this home truly checks all the boxes! Call your favourite Realtor and book your showing - this one won&rsquo;t last!