

\$585,000 - 452 Midridge Drive Se, Calgary

MLS® #A2146154

\$585,000

3 Bedroom, 2.00 Bathroom, 1,136 sqft

Residential on 0.10 Acres

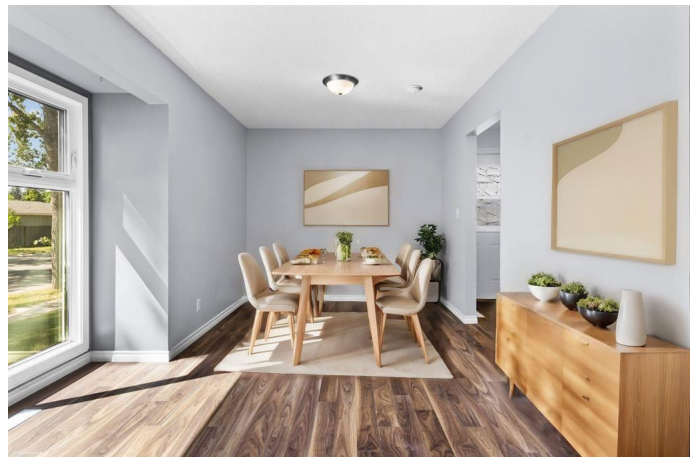
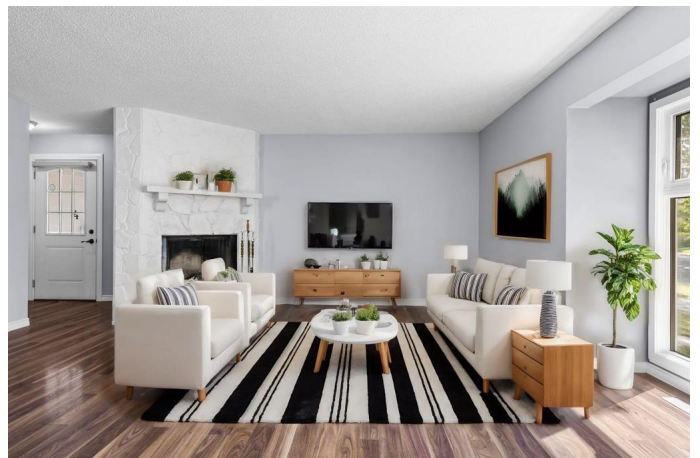
Midnapore, Calgary, Alberta

This charming, well-maintained 3-level split residence with privileges at Lake Midnapore offers 1,591 square feet of exceptional living space. Featuring 3 spacious bedrooms and 1.5 baths, this home is complete with a double detached garage with a new 60amp sub-panel (2024), and has been recently updated with brand new triple pane vinyl frame windows (2024).

Step inside and be greeted by the warmth of the open concept living and dining area, enhanced by a large window that bathes the space in natural light. The kitchen boasts plenty of storage and a cozy eating area, while providing lovely views to the backyard.

Upstairs, discover a good size east facing, primary bedroom with a half bath - rare for this era of home. Two additional bedrooms, each with full closets and large windows and a 4-piece bathroom round off the upper floor. The lower level offers a versatile open concept family room, laundry and mechanical rooms, and a 500 square foot crawl space, providing abundant storage.

Outside, the fenced, east-facing backyard provides privacy and is perfect for relaxing and family time. Recent home updates ensure peace of mind for years to come, including a new roof, a new furnace, humidifier, and hot water tank all within the last 5 years. R30 insulation blown into the attic (2016) add to the



home’s efficiency and comfort.

Ideally situated near shopping, schools, walking and bike paths, and the natural beauty of Fish Creek Park, this home offers unparalleled convenience. Embrace the lifestyle of a lake community and enjoy year-round activities at Lake Midnapore.

Built in 1977

Essential Information

MLS® #	A2146154
Price	\$585,000
Sold Price	\$580,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,136
Acres	0.10
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Sold

Community Information

Address	452 Midridge Drive Se
Subdivision	Midnapore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 1B3

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener

Interior

Interior Features	Ceiling Fan(s), Laminate Counters, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Humidifier, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Stone, Wood Burning
Has Basement	Yes
Basement	Crawl Space, Finished, Partial

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 17th, 2024
Date Sold	July 31st, 2024
Days on Market	14
Zoning	R-C1
HOA Fees	255.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Sotheby's International Realty Canada
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