

\$325,000 - 314, 860 Midridge Drive Se, Calgary

MLS® #A2163541

\$325,000

2 Bedroom, 2.00 Bathroom, 1,002 sqft

Residential on 0.00 Acres

Midnapore, Calgary, Alberta

Modernly updated 2 bedroom, 1.5 bathroom ground level unit overlooking the courtyard. Incredibly located mere steps to Fish Creek Park and just a leisurely 10 minute walk to the lake! Immediately be impressed by the attention to detail of this outstanding renovation which includes durable laminate floors, a neutral colour pallet, wainscoting and a thoughtful layout that incorporates natural light and courtyard views. Stylish yet functional, the kitchen inspires culinary adventures featuring granite countertops, stainless steel appliances, timeless subway tile, full-height cabinets and a breakfast bar on the peninsula island to gather casually. Centering the open concept space, the dining room provides ample space to entertain with clear sightlines for wonderful connectivity. Windows on 2 walls flank the living room for an airy atmosphere. Put your feet up and unwind in front of the charming wood-burning fireplace then easily refresh drinks and snacks at the wet bar. An expansive patio with courtyard and mature tree views encourages summer barbeques and lazy weekends lounging watching the squirrels forage while the birds sing. Retreat at the end of the day to the primary oasis with its own private ensuite, no more stumbling down the hall in the middle of the night! A second bedroom and a full bathroom further add to the comfort and versatility of this wonderful unit. In-suite, laundry, an assigned parking stall and a separate storage locker are also included for



ultimate convenience. This exceptional, move-in ready home is in a much sought-after community with great schools, transit, endless amenities that include a variety of shops, restaurants and services plus takes advantage of the infinite amenities at Shawnessy's shopping district, has direct access to McLeod trail and is close to everything! Outdoor enthusiasts will love the always popular lake offering swimming, boating, fishing, ice skating, fire pits, sports courts, playgrounds and year-round activities as well as the close proximity to Fish Creek Park. This is a well-managed complex and pet-friendly with board approval (one pet under 10 kg). Truly a wonderful opportunity to own in one of Calgary's premier lake communities!

Built in 1979

Essential Information

MLS® #	A2163541
Price	\$325,000
Sold Price	\$315,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,002
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	314, 860 Midridge Drive Se
Subdivision	Midnapore
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2X 1K1

Amenities

Amenities	Storage, Visitor Parking
Parking Spaces	1
Parking	Assigned, Off Street, Stall

Interior

Interior Features	Breakfast Bar, Granite Counters, No Animal Home, Open Floorplan, Storage
Appliances	See Remarks
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	3
Basement	None

Exterior

Exterior Features	Courtyard
Roof	Cedar Shake
Construction	Brick, Concrete, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 6th, 2024
Date Sold	September 20th, 2024
Days on Market	14
Zoning	M-CG d29
HOA Fees	267.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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