



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

64 Midglen Drive SE
Calgary, Alberta

MLS # A2302754



\$687,900

Division:	Midnapore		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,135 sq.ft.	Age:	1978 (48 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, See Remarks, Street		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance		

Inclusions: Basement: Refrigerator, electric stove, washer, dryer, blind in bedroom, all furniture in the basement negotiable, 4 remotes for garage door

This Keith-built AIR-CONDITIONED bungalow is in the sought-after lake community of Midnapore. Tucked on a quiet street ending at a footpath into Fish Creek Provincial Park, this home is just a 10-minute walk to the lake. Designed for outdoor living, the backyard offers a 21' x 22' stone patio, WOOD BURNING PIZZA OVEN, a small fireplace and raised garden beds. Also enhancing the privacy of the patio is an oversized, heated double garage that is insulated, drywalled, and equipped with its own electrical panel, built-in shelving and a workbench. Inside, the spacious kitchen features quartz countertops, stainless steel appliances, a gas stove with dual-fuel oven, two pantries, and a large peninsula leading to the open-concept dining and living area. The main floor is bright and inviting, with knockdown ceilings, pot lighting, and a large southeast-facing window. The fully renovated main bathroom includes contemporary finishes and a walk-in shower. Across the hall you'll find two bedrooms and a cleverly hidden stacked washer/dryer behind a sliding barn door. The primary bedroom holds a king-size bed and offers a 2-piece ensuite. The self-contained BASEMENT SUITE (illegal) features an open-concept layout with kitchen, living and dining areas, a 4-piece bathroom with IN-FLOOR HEATING, private laundry, storage, and two large bedrooms with egress windows. Recently rented for \$1,500/month, it's ideal for rental income, extended family, or guests. For ease of maintenance the property has a programmable underground SPRINKLER SYSTEM front and back. Also downstairs the recent mechanical upgrades include a NEW FURNACE (2025) and air conditioning (2023). This home boasts excellent curb appeal with cedar siding, a poured concrete walkway, and a welcoming front deck—perfect for morning coffee or evening relaxation.

Overall the property combines comfort, convenience, and lifestyle in one exceptional package.