



GRASSROOTS
REALTY GROUP

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44 Midglen Drive SE
Calgary, Alberta

MLS # A2305816



\$665,000

Division:	Midnapore		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,136 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Private		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Laminate Counters, Storage		

Inclusions: TV wall Mounts , Shelves in garage, Hot tub, Privacy Partition and garden boxes around hot tub.

Welcome to this beautifully upgraded Keith Built bungalow in the established lake community of Midnapore—offering the perfect combination of modern updates, functional design, and year-round lifestyle, thanks to the quick and easy access to Fish Creek Park. Step inside to a bright open-concept main floor featuring brand new luxury vinyl plank flooring, creating a fresh, contemporary feel throughout the main living space. The kitchen is both stylish and functional, complete with a gas range—perfect for those who love to cook and entertain. This home has seen key mechanical updates for peace of mind, including a high-efficiency furnace (2025) and high-efficiency hot water tank (2023). The TRIPLE PANE windows (approx. 10 years old) and roof (approx. 9 years old) add to the overall value and long-term confidence in the home. Enjoy enhanced comfort and entertainment with a built-in surround sound system, including speakers, subwoofer, and amplifier—all included. The main floor bathrooms have been refreshed with new vanities, adding a clean and modern touch. Outside, the heated garage is a standout feature—complete with built-in shelving that stays, offering excellent storage and workspace and has epoxy treated flooring. Located in sought-after Midnapore, you’ll enjoy exclusive lake privileges, steps to Fish Creek Park, excellent schools, and quick access to major routes—making this an unbeatable lifestyle location. Move-in ready, thoughtfully updated, and packed with value—this is Midnapore living at its best. We’d love to accommodate your showing needs!