



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**48 Midpark Gardens SE**  
**Calgary, Alberta**

**MLS # A2306844**



**\$514,900**

<b>Division:</b>	Midnapore		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,460 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Garden, Lawn, Level, Low Maintenance L		

<b>Heating:</b>	Forced Air	<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>	Wood Frame, Wood Siding	<b>Zoning:</b>	M-C1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Storage, Vinyl Windows		

**Inclusions:** NA

This centrally located, updated semi-detached home with no condo fees in Midnapore is what you've been waiting for! This property is just minutes from Midnapore Lake, local schools, Fish Creek Park, and the LRT. The home features newer eaves/fascia (2022) and brand-new triple-pane windows (2025), including a unique corner window feature in the dining space. The main floor offers a formal entry, a half bath, and a kitchen updated with stainless steel appliances and a new fridge (2025). The bright dining room has floor-to-ceiling windows allowing maximum natural light. The spacious living room features a wood-burning fireplace, east-facing patio doors with direct access to your backyard, and plenty of room for furniture placement. The east-facing backyard has a large deck, flat green space, an additional rear seating area, and a single detached garage. Upstairs, you will find three bedrooms and a four-piece bathroom. The primary suite is exceptionally large, featuring a sitting area, dual closets, and ample room for a king-sized bed. The basement is partially finished with a bedroom/den, a large open space for future development, or a great play space/home gym. This home offers a unique opportunity to enjoy the Midnapore lifestyle at an affordable price.