



**32, 99 midpark Gardens SE  
Calgary, Alberta**

**MLS # A2311698**

**\$489,000**



<b>Division:</b>	Midnapore		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,470 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 417
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, Quartz Counters, See Remarks		

**Inclusions:** none

Beautifully Renovated Corner Unit Townhouse | 3 Beds + Flex Room | 2 Full Baths | 1470 Sqft above grade | Natural light end unit side windows | New Garage opener | - Offering over 1,700 sq. ft. of beautifully updated living space, this fully renovated corner-unit townhouse combines modern style, functionality, and an unbeatable location. Featuring 3 bedrooms plus a versatile flex room, and 2 full bathrooms, this move-in-ready home has been renovated top to bottom with thoughtful upgrades throughout. Step inside to a warm and inviting living room centered around a charming wood-burning fireplace &mdash; perfect for cozy evenings at home. The brand-new kitchen showcases sleek cabinetry, quartz countertops, a stylish backsplash, and new stainless steel appliances, creating a modern and functional space for everyday living and entertaining. Luxury vinyl plank flooring flows throughout the home, complemented by fresh paint, upgraded doors and trim, custom closet organizers, and beautifully renovated bathrooms with contemporary finishes. Enjoy your own private backyard backing onto green space &mdash; a peaceful setting ideal for relaxing or entertaining guests. The home also features an oversized attached single garage and a large driveway offering ample parking. Located in a well-maintained complex close to schools, shopping, transit, parks, pathways, and lake amenities, this exceptional property offers the perfect blend of comfort, space, and convenience. A rare opportunity to own a stylish, fully updated home in a highly desirable location.