



821, 860 Midridge Drive SE  
Calgary, Alberta

MLS # A2319840



**\$724,900**

<b>Division:</b>	Midnapore		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,837 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Many Trees, No Back Lane, No Neighbours Behind, Treed		

<b>Heating:</b>	Exhaust Fan, Fireplace(s), Forced Air, See Remarks	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 531
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cedar, Wood Frame	<b>Zoning:</b>	M-CG d29
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Laminate Counters, Natural Woodwork, No Animal Home, No Smoking Home, Recessed Lighting, Storage, Vinyl Windows		
<b>Inclusions:</b>	N/A		

**\*\*Location, Location, Location!\*\*** Nestled along beautiful Fish Creek Park and just three blocks from the lake, this exceptional home offers the perfect blend of nature, recreation, and convenience. Enjoy year-round activities including swimming, fishing, skating, tobogganing, sailing, and boating, along with picnic and BBQ areas, tennis courts, pickleball, and a wide range of recreational amenities right at your doorstep. This spacious 1,800 sq. ft. two-story home features two generously sized bedrooms, 2.5 bathrooms, a main-floor den, and a bright, inviting living room with soaring vaulted ceilings and a cozy wood-burning fireplace. The home also offers spacious dining areas, a large double attached garage, and plenty of room for comfortable living and entertaining. **AND ! THIS GREAT HOME HAS ALL NEW Triple glazed WINDOWS !** With its highly sought-after location backing onto Fish Creek Park, close proximity to transit and everyday amenities, and exceptional value, this home is priced to sell. Opportunities like this are rare&mdash;come see it for yourself. Once you do, you'll want to call it home!