



GRASSROOTS
REALTY GROUP

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122, 860 Midridge Drive SE
Calgary, Alberta

MLS # A2331020



\$259,900

Division:	Midnapore		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	864 sq.ft.	Age:	1979 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Laminate
Roof:	-
Basement:	None
Exterior:	Brick, Concrete, See Remarks
Foundation:	-
Features:	Open Floorplan, See Remarks

Water:	-
Sewer:	-
Condo Fee:	\$ 630
LLD:	-
Zoning:	M-CG d29
Utilities:	-

Inclusions: Hood Fan

Rare opportunity to own in the highly sought-after lake community of Midnapore, where you can enjoy year-round lake privileges and the incredible natural beauty of Fish Creek Park just moments from your doorstep. Nestled in a quiet concrete building, this charming two-bedroom condo offers an affordable opportunity to enjoy the lifestyle of one of Calgary's few private lake communities. Whether it's summer days at the lake, evening walks through Fish Creek Park, or simply living in one of Calgary's most established and desirable communities, this is your chance to enjoy it all—without the price tag often associated with lake living. Inside, you'll find a bright and inviting floor plan filled with natural light. The functional kitchen is thoughtfully designed for the space, featuring a brand-new refrigerator, a built-in butcher block counter, and an open layout overlooking the separate dining area—creating a comfortable space for everyday living. The cozy living room is anchored by a charming wood-burning fireplace, while the private balcony offers the perfect place to enjoy your morning coffee or unwind at the end of the day. The home offers two spacious bedrooms, no carpet throughout for easy maintenance, in-suite laundry, assigned storage, bike storage, and a conveniently located parking stall. Pet lovers will appreciate the pet-friendly complex, while first-time buyers, downsizers, and investors will recognize the exceptional value this home offers. As a resident of Midnapore, you'll enjoy exclusive lake access with swimming, kayaking, canoeing, paddleboarding, fishing, skating, beach days, and year-round community activities. Add in nearby shopping, restaurants, transit, schools, and easy access to the endless pathways of Fish Creek Park, and it's easy to see why this community has

remained one of Calgary's most loved neighbourhoods. Cute, cozy, affordable, and perfectly located—this is your opportunity to enjoy lake living in Midnapore. The summers may be hot, but the lake is always cool. Welcome home!