



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

154 Midbend Place SE
Calgary, Alberta

MLS # A2331107



\$429,900

Division:	Midnapore		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,084 sq.ft.	Age:	1984 (42 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Parking Pad, Rear Drive		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

5 BEDROOM HOME IN MIDNAPORE*** Super affordable first-time home buyer/investor property located in the sought-after LAKE COMMUNITY OF MIDNAPORE! This is an excellent place to call home WITH NO CONDO FEES!!! If your goal is to buy a home in a NICE NEIGHBOURHOOD, on a QUIET STREET with PRIVATE YEAR-ROUND LAKE ACCESS without breaking the bank... this is it!!! Upstairs you will find 3 BEDROOMS and a 4PC FULL BATHROOM. The main floor offers a spacious living room, a functional kitchen, a 2PC bathroom, and access to a covered porch overlooking the private fenced backyard. The FULLY FINISHED BASEMENT features 2 ADDITIONAL BEDROOMS, a family room, and a 3PC BATHROOM. One of the biggest advantages of this home is its INCREDIBLE LOCATION. Midnapore Lake offers year-round activities including swimming, fishing, paddleboarding, skating, tennis, and much more. Just minutes away is Fish Creek Provincial Park—one of North America's largest urban parks—offering endless opportunities for walking, cycling, and enjoying nature. Several schools, including Midnapore School (K-6), Trinity Christian School (K-9), St. Theresa of Calcutta (K-6) and others, which are within an approximate 20-minute walk. Shopping, grocery stores, restaurants, recreation facilities, transit, and the Shawnessy LRT Station are all nearby, making everyday living incredibly convenient. This is your opportunity to enjoy one of Calgary's most established, family-friendly, and desirable lake communities. Come see it today!