



GRASSROOTS
REALTY GROUP

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39 Midridge Gardens SE
Calgary, Alberta

MLS # A2333974



\$549,900

Division:	Midnapore		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,096 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Land		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Quartz Counters, Storage, Vinyl Windows		

Inclusions: N/A

Welcome to this beautifully renovated two-storey duplex in the heart of sought-after Midnapore, where modern updates, an unbeatable location, and year-round lake living come together. Whether you're buying your first home or looking for a place to grow, this home offers the perfect balance of style, function, and community. The thoughtfully renovated main floor is designed for everyday living and effortless entertaining. At its heart is a stunning contemporary kitchen featuring stainless steel appliances, stone countertops, abundant prep space, generous storage, and a bright window that fills the space with natural light. The kitchen flows into the open living and dining areas, creating a welcoming gathering place for family and friends. A practical mudroom with built-in storage keeps backpacks, shoes, and sports gear organized, while a convenient two-piece powder room completes the main level. Upstairs, you'll find three spacious bedrooms, including a generous primary retreat with room for a king-size bed. The beautifully renovated four-piece family bathroom serves the upper level. The undeveloped basement offers outstanding potential to grow with your family, with space for a future recreation room, additional bedroom, bathroom, and dedicated laundry area already in place. Recent upgrades, including newer vinyl windows, newer vinyl siding, a high-efficiency furnace, and central air conditioning, provide year-round comfort and peace of mind. Outside, the fully fenced backyard is ready for summer enjoyment, featuring a spacious patio for BBQs and entertaining, raised garden boxes for those with a green thumb, and a large rear parking pad with plenty of room to build a future garage if desired. Step outside and enjoy everything that makes Midnapore one of Calgary's most desirable communities. Walk to schools, shopping, and the community centre, while exclusive

access to Midnapore Lake means every season brings a new adventure—from sunny days at the beach, boating, fishing, pickleball, and tennis to winter skating and sledding. This is more than a home—it's a lifestyle community your family will love.