



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

136 Midlawn Close SE
Calgary, Alberta

MLS # A2334441



\$669,000

Division:	Midnapore		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,096 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	1.12 Acres		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Beach, Fruit Trees/Sh		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: N/A

Welcome to this exceptional home ideally situated in the heart of Midnapore, offering unbeatable convenience and top-tier upgrades. Prime Location Enjoy quick access to everything you need just minutes from your front door: Outdoor & Recreation: Steps from Lake Midnapore, Fish Creek Provincial Park, and the Shawnessy YMCA. Education & Community: Excellent proximity to St. Mary's University, local schools, the public library, and extensive shopping amenities. Commuter Friendly: Quick, effortless access to major thoroughfares makes getting anywhere in the city a breeze. Interior & Exterior Highlights Gourmet Kitchen: Built to impress featuring high-quality solid wood cabinetry equipped with premium soft-close hinges and drawers. Energy Efficiency: Comfort meets utility savings with newer triple-pane windows throughout and upgraded insulation to keep the home warm in the winter and cool in the summer. This move-in-ready property seamlessly blends quality craftsmanship, energy efficiency, and an unmatched location. Contact your Realtor today to schedule your private viewing!