

**48, 99 Midpark Gardens SE  
Calgary, Alberta**

**MLS # A2225131**



**\$499,900**

<b>Division:</b>	Midnapore		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,422 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 414
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, See Remarks		

**Inclusions:** n/a

Come home to comfort and privacy in this beautifully updated townhome, ideally located in the sought-after lake community of Midnapore. Nestled in a quiet enclave with a serene greenspace behind, this home offers the perfect blend of natural beauty and convenient urban living. You're welcomed by a front driveway and single attached garage with an upgraded garage door. The walkout entry level features a spacious foyer, laundry room, and additional storage space. Upstairs, the main living area impresses with soaring ceilings, a stunning wood-burning fireplace with full-height masonry, and upgraded laminate flooring. Step onto your rebuilt private deck and enjoy indoor-outdoor living with peaceful, leafy views. Perfect for entertaining, the open-concept dining area flows into a bright eat-in kitchen with stainless steel appliances, excellent storage, and new Lux Windows throughout for enhanced natural light and energy efficiency. This home features two full bathrooms, including one on the main level and another upstairs. The massive primary suite is a true retreat, with twin closets and direct access to the updated bathroom. Two additional bedrooms complete the upper level. Living in Midnapore means more than just a home—it's a lifestyle. Enjoy year-round lake access and community amenities through the gated entrance, including yoga, pilates, pickleball, tennis, basketball, skating rinks, BBQ and cooking areas, waterfalls, and scenic walking paths. The community regularly hosts events and activities for all ages, and in winter, you can skate on the lake's cleared ice paths. Just a short walk to Fish Creek Park, the CTrain, shopping, and restaurants, this location is unbeatable. Pets are welcome (with board approval). Don't miss this rare opportunity to own in one of Calgary's most established and amenity-rich

communities. Book your private showing today!