

**25, 99 Midpark Gardens SE
Calgary, Alberta**

MLS # A2234190



\$450,000

Division:	Midnapore		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,306 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 415
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Soaking Tub, Vaulted Ceiling(s)		

Inclusions: N/A

OPEN HOUSE Saturday August 9th noon-2pm. Welcome to Midpark Gardens, nestled in the highly sought-after community of Midnapore. This exceptional home offers lake access just a short walk away, blending comfort, convenience, and community living. Step inside and enjoy over 1,300 sq ft of thoughtfully designed living space, with an additional lower level ready for your personal touch—whether you need extra storage or want to create a custom retreat. As you arrive, you'll appreciate the extra-long driveway and attached single-car garage. Enter through the spacious foyer and immediately notice the abundance of natural light pouring in from a gallery of windows that brighten every level of the home. The living room features soaring vaulted ceilings and opens beautifully to the private dining area above, creating a seamless and airy flow. Adjacent to the dining space, the renovated kitchen is a true highlight—complete with rich walnut-toned cabinetry, stainless steel appliances, a walk-in pantry, and a peninsula island with a cozy bay-window dining nook. A convenient half bath and bonus storage room round out this level. Upstairs, you'll find three generously sized bedrooms, including an expansive primary suite with dual walk-through closets and a full shared ensuite featuring a relaxing soaker tub. Outside, you'll fall in love with the spectacular private yard. The ground-level patio is partially shaded by mature trees and backs onto a beautifully maintained shared green space, surrounded by towering old-growth trees—perfect for quiet mornings or evening gatherings. Midnapore is a peaceful, family-friendly neighbourhood offering excellent amenities such as schools, shopping, and the private Midnapore Lake for year-round enjoyment. With easy access to both Macleod and Stoney Trails, this location offers

unmatched convenience. Affordability, spacious design, and unbeatable location combine to create an ideal lifestyle at Midpark Gardens. Don't miss this opportunity—your perfect home awaits.