



250 Midridge Place Calgary Alberta

\$529,900

Nestled on a quiet cul-de-sac in Midnapore SE, this charming semi-detached bungalow offers an unbeatable blend of location, opportunity, and potential. Four bedrooms, 1.5 baths, and 1,090 sq. ft of developed living space make it ideal for someone starting out or a young family needing room to grow. The home also features newer board siding, offering both curb appeal and added durability. The foyer welcomes you into the large, eastern-facing sunlit living room featuring wide plank, blonde laminate flooring and endless possibilities for furniture placement. Adjacent to the living room is the dining area and a galley-style, walk-through kitchen with an abundance of cabinets and black appliances. Laminate countertops--and lots of them--provide ample space for meal prep. The primary bedroom, with a large window and closet space, has the advantage of its own two-piece bath. Two additional bedrooms share a four-piece bath. Also note the utility of the closet space in the hallway. The partially finished basement adds further potential, currently offering a fourth bedroom--a valuable bonus for guests, older children, or a home office, as well as a cold storage room, additional storage space and laundry facilities. The private, fenced backyard features a wide wooden deck with gas hookup for the barbeque and quiet space for family dining and entertaining. Raised beds around the perimeter of the yard allow the individual with a green thumb to practice their magic. A graveled parking spot in the rear is accessible via the back lane. This area is rich in amenities with quick access to Macleod Trail with its plethora of shopping and restaurants, Stoney Trail, Fish Creek Provincial Park, St. Mary's University, childcare, playgrounds, schools, and the Mid-Sun Community Centre. A short drive to the South Health Campus makes this home one that deserves a closer look. Call for an appo...

Cold room 10.00 Ft x 5.50 Ft

Laundry room 3.75 Ft x 15.75 Ft

Bedroom 13.00 Ft x 13.42 Ft

Storage 22.00 Ft x 17.42 Ft

Storage 9.67 Ft x 14.83 Ft

Furnace 9.17 Ft x 8.25 Ft

4pc Bathroom 8.42 Ft x 5.00 Ft

Bedroom 10.33 Ft x 10.42 Ft

Bedroom 11.75 Ft x 10.67 Ft

Dining room 7.42 Ft x 9.67 Ft

Kitchen 9.58 Ft x 9.67 Ft

Living room 23.33 Ft x 13.17 Ft

a

Listing Presented By:



Originally Listed by:
Comox Realty

<https://www.greatcalgarylistings.com/>

RE/MAX®

**RE/MAX REAL ESTATE
(CENTRAL)**

773 Glenmore rd , Calgary, British
Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net

2pc Bathroom 4.17 Ft x 5.08 Ft

Primary Bedroom 12.92 Ft x 10.50 Ft