



## 49 Midridge Gardens Calgary Alberta

\$399,900

3 BED, 1.5 BATH, 2 STOREY SEMI DETACHED - a great place to make a start in the sought after community of Midnapore Lake. Enter to an open foyer - to the right a large living and dining space. Circle to the kitchen with large window overlooking the back yard and deck. A main floor powder room is convenient for guests.

Upstairs you'll find 3 beds and a bath. The basement is partially developed with a flex room that is currently being used as a bedroom - but could also be purposed as a family room. Windows have been replaced and are vinyl. The roof is in good shape (2015). Out back there is plenty of room for a future garage if you so choose, and still space for greenery. Quick walk to local shopping and transit. Year round recreation at the private lake.

Walking distance to elementary schools, the community centre, and local skateboard spot. Please take advantage of the OPEN HOUSE SATURDAY NOV 4 & SUNDAY NOV 5 2:00pm-4:00pm. (id:6769)

Primary Bedroom 11.33 Ft x 11.17 Ft

Bedroom 9.92 Ft x 8.17 Ft

Bedroom 9.25 Ft x 9.00 Ft

4pc Bathroom 7.50 Ft x 4.92 Ft

Den 16.92 Ft x 10.50 Ft

Storage 13.67 Ft x 8.25 Ft

Furnace 22.92 Ft x 11.00 Ft

Living room 17.50 Ft x 11.33 Ft

Kitchen 13.83 Ft x 9.50 Ft

Dining room 11.08 Ft x 9.00 Ft

Foyer 6.17 Ft x 5.92 Ft

Listing Presented By:



Originally Listed by:  
MAXWELL CANYON CREEK

<http://www.teamhawkins.ca>



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