



## 99 Midpark Gardens Calgary Alberta

\$499,000

Your opportunity to purchase a move-in ready townhouse in the highly desirable, SW lake community of Midnapore! Pride of ownership is evident as soon as you drive into Midpark Gardens. The complex is well-maintained, well-managed and is financially responsible, boasting a healthy reserve fund. Enjoy year-round recreational activities with lake privileges for only \$267.75 per year. Lake amenities include the beach, boating, fishing, playgrounds, basketball, pickleball and tennis courts, ping pong, disc golf, ice skating, waterfalls, bathroom facilities and multiple picnic sites with wood stoves for cooking. Located conveniently close to restaurants, shops, schools and a is a 4 min drive or an 18 minute walk to the Shawnessy LRT station to get to downtown. This unit is desirably situated within the complex on a quiet street, has a fully fenced west facing backyard and backs onto a lush greenspace. This is a pet friendly complex (with condo board approval) and offers the convenience of having Telus Fibre Optic available for internet and cable services. Enjoy worry-free winters with the single attached garage and the security of having a 2nd parking spot on the paved driveway. The interior of the property offers many modern updates throughout, 3 bedrooms upstairs, 2 full bathrooms, a partially developed basement with a flex/laundry room, utility room and extra storage space. Light fixtures, neutral paint, and all flooring throughout the unit is new (laminata, vinyl and carpet). The top floor offers a huge primary bedroom with a walk-through closet and custom built-ins, an updated full 4pc bathroom, a highly desirable layout and 2 additional bedrooms that overlook the backyard. The renovated kitchen is crisp, clean and offers a great space for those who like to cook and entertain. The kitchen comes complete with new Samsung stainless steel appliances. The stove and refr...

3pc Bathroom 6.25 Ft x 8.17 Ft

Kitchen 10.75 Ft x 16.33 Ft

Dining room 13.67 Ft x 9.83 Ft

Pantry 3.00 Ft x 3.00 Ft

Primary Bedroom 17.42 Ft x 14.50 Ft

Bedroom 8.67 Ft x 11.42 Ft

Bedroom 8.50 Ft x 12.33 Ft

4pc Bathroom 8.42 Ft x 5.00 Ft

Laundry room 9.00 Ft x 11.17 Ft

Furnace 7.67 Ft x 12.33 Ft

Living room 17.33 Ft x 15.17 Ft

Listing Presented By:



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