

## 23, 99 Midpark Gardens SE Calgary, Alberta

**MLS # A2213883**



# \$450,000

<b>Division:</b>	Midnapore		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,389 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Lawn		
<b>Heating:</b>	Forced Air, Natural Gas		
<b>Floors:</b>	Carpet, Laminate, Tile		
<b>Roof:</b>	Asphalt Shingle		
<b>Basement:</b>	Full, Unfinished		
<b>Exterior:</b>	Brick, Wood Frame, Wood Siding		
<b>Foundation:</b>	Poured Concrete		
<b>Features:</b>	Granite Counters, Open Floorplan, Storage		
<b>Water:</b>	-		
<b>Sewer:</b>	-		
<b>Condo Fee:</b>	\$ 418		
<b>LLD:</b>	-		
<b>Zoning:</b>	M-C1		
<b>Utilities:</b>	-		

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**Inclusions:** N/A

Welcome to this spacious and well-maintained two storey townhome in the beautiful, peaceful community of Midnapore. As you walk into this wonderful home, you are greeted with an expansive foyer, that leads up to the open-concept main floor which flows seamlessly from the cozy living room with a fireplace into the dining area and kitchen. What a perfect set-up for both relaxing evenings and entertaining guests. Upstairs, you'll find a generously sized primary bedroom, with a walkthrough closet to the 4-pc main bathroom. The second bedroom provides a peaceful retreat with plenty of space for rest or a home office setup, and the bonus room is a great place to spend evenings with the family. The west-facing backyard offers a private patio and a lovely green space just beyond — ideal for enjoying summer evenings or letting a pet out for a stroll. Additional features include an attached single-car garage, ample storage, and the convenience of condo living with exterior maintenance handled for you. With lake access, nearby parks, schools, shopping, and transit, this location blends suburban charm with urban convenience. Whether you're a first-time buyer, downsizing, or looking for a smart investment, this townhome offers incredible value in one of Calgary's most established lake communities.