

**122, 860 Midridge Drive SE**  
**Calgary, Alberta**

**MLS # A2291482**



**\$269,900**

<b>Division:</b>	Midnapore		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	864 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 630
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, See Remarks	<b>Zoning:</b>	M-CG d29
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, See Remarks		

**Inclusions:** Hood Fan

Rare opportunity to own in the highly sought-after lake community of Midnapore, backing onto the natural beauty of Fish Creek Park. This quiet concrete building offers a lifestyle that is hard to find, combining peaceful surroundings with convenient access to every amenity. Inside, you'll appreciate the bright and open floor plan, enhanced by large windows that fill the space with natural light. The inviting living room features a cozy wood-burning fireplace, perfect for Calgary's winter evenings, while the private balcony provides beautiful park views and a tranquil place to relax. The home offers two spacious bedrooms, in-suite laundry, laminate flooring, assigned storage, bike storage, and a conveniently located parking stall. Pet lovers will appreciate the pet-friendly complex, and outdoor enthusiasts will love being just steps from Fish Creek Park while enjoying full Lake Midnapore privileges. Spend your summers kayaking, canoeing, swimming, fishing, paddleboarding, or relaxing at the beach, and your winters skating with family and friends. One of the few opportunities in Calgary to enjoy both private lake access and direct access to Fish Creek Park in the same community. Whether you're a first-time buyer, downsizer, or investor, this is a wonderful opportunity to enjoy one of Calgary's most desirable lifestyle communities. A truly special location where nature, recreation, and everyday convenience come together.