

136 Midlawn Close SE
Calgary, Alberta

MLS # A2334441



\$629,000

Division:	Midnapore		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,096 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Beach, Fruit Trees/Sh		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: N/A

Welcome to this inviting home in the heart of Midnapore. Priced at \$629,000, this well-maintained property offers comfortable family living, a functional layout, and the convenience of an established community close to nature, recreation, and everyday amenities. Prime Midnapore Location Enjoy the best of an established community with Lake Midnapore and Fish Creek Provincial Park just a short walk away. Fish Creek Provincial Park, Canada's second-largest urban park, offers extensive walking and biking trails, while Lake Midnapore provides additional opportunities for outdoor recreation and leisure. The home is also conveniently close to schools, the Shawnessy YMCA, public library, shopping, transit, and major roadways. Quality Kitchen The well-appointed kitchen features high-quality KitchenCraft solid wood cabinetry with premium soft-close hinges and drawers, white quartz countertops, an undermount sink, and pantry, creating a practical and welcoming space for everyday living and entertaining. Significant 2024 Upgrades Low-E triple-pane windows throughout, upgraded R50 attic insulation, and additional air sealing were completed in 2024 to enhance year-round comfort and improve energy efficiency, helping to reduce heating and cooling costs. Continuous Updates Updated flooring, a new washer and dryer (2021), a new cooktop and wine cooler (2023), and fresh touch-up paint in 2026 reflect the home's continued care and improvements. Flexible Lower-Level Living The fully developed lower level provides valuable additional living space, including a versatile room that can be used as a home office, hobby room, or bedroom, along with a spacious family area, 3-piece bathroom, and plenty of storage. Backyard & Double Garage The fully fenced backyard features mature trees and a large deck, providing a comfortable space for relaxing and summer

gatherings. A spacious double garage offers convenient parking and additional storage. Well maintained and thoughtfully updated, this Midnapore home offers the space, comfort, and location to suit a variety of lifestyles. Contact your Realtor today to schedule your private viewing!