

112, 860 Midridge Drive SE  
Calgary, Alberta

MLS # A2236983

**\$284,900**

<b>Division:</b>	Midnapore		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	871 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 598
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Wood Frame	<b>Zoning:</b>	M-CG d29
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		

**Inclusions:** N/A

Enjoy full lake access year-round with this bright and spacious 2-bedroom ground-floor condo in the heart of Midnapore. Featuring recently updated luxury vinyl plank flooring, stainless steel appliances, and a stylish feature wall in the living room with a cozy wood-burning fireplace. The open layout offers a spacious dining area and a galley kitchen with a convenient pass-through, plus a ground-level patio with a private, locked entrance &mdash; perfect for quick access without going through the building's common areas. The primary bedroom is generously sized, and the second bedroom works well as a guest room or home office. You'll also find in-suite laundry, a dedicated storage closet, and additional secure storage in the basement of the building. This pet-friendly complex includes bike storage and one assigned parking stall. Steps from Fish Creek Park and Midnapore Lake, with schools, transit, and shopping nearby. Lake privileges include swimming, fishing, skating, and more &mdash; all just a short walk away.