

324, 860 Midridge Drive SE  
Calgary, Alberta

MLS # A2261849

**\$359,900**

|           |                                     |        |                   |
|-----------|-------------------------------------|--------|-------------------|
| Division: | Midnapore                           |        |                   |
| Type:     | Residential/Low Rise (2-4 stories)  |        |                   |
| Style:    | Apartment-Single Level Unit         |        |                   |
| Size:     | 1,094 sq.ft.                        | Age:   | 1979 (46 yrs old) |
| Beds:     | 3                                   | Baths: | 1 full / 1 half   |
| Garage:   | Assigned, Guest, Parking Lot, Stall |        |                   |
| Lot Size: | -                                   |        |                   |
| Lot Feat: | -                                   |        |                   |

|             |  |            |          |
|-------------|--|------------|----------|
| Heating:    | Baseboard, Fireplace(s), Hot Water   | Water:     | -        |
| Floors:     | Ceramic Tile, Laminate   | Sewer:     | -        |
| Roof:       | Asphalt/Gravel   | Condo Fee: | \$ 629   |
| Basement:   | -  | LLD:       | -        |
| Exterior:   | Brick, Wood Frame  | Zoning:    | M-CG d29 |
| Foundation: | Poured Concrete  | Utilities: | -        |
| Features:   | Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Storage, Vinyl Windows |            |          |

Inclusions: N/A

ONE OF A KIND CONDO in the sought after community of Midnapore - 3 BEDROOMS and 1 1/2 BATHS. PERFECT for a young family. This condo boasts gleaming laminate and ceramic tile floors throughout (very easy to keep clean), primary bedroom with 2 piece ensuite bathroom, 2 other good sized bedrooms, beautifully renovated 4-pce bathroom, large living room with gas fireplace and big windows (lots of natural light), kitchen that's open to the dining room and the living room with plenty of cupboard and counter space and all your appliances, balcony just off the living room (perfect to enjoy your morning cup of coffee), good sized laundry room and storage room in suite with additional assigned storage. Your family will enjoy the Midnapore Lake access and exclusive rights to this park with tennis, pickle ball, boating, swimming, paddleboarding and much more. ALSO you are close to all schools, lots of shopping, walking trails, PLUS it's only minutes to Macleod Trail and Stoney Trail making it fast to anywhere in Calgary and out. Don't miss out on owning this 3 bedroom, 1 1/2 bath condo - JUST RIGHT FOR YOUR FAMILY.