

# \$538,800 - 78 Midridge Gardens Se, Calgary

MLS® #A2238059

**\$538,800**

3 Bedroom, 2.00 Bathroom, 908 sqft

Residential on 0.09 Acres

Midnapore, Calgary, Alberta

Welcome to your dream home in the heart of a vibrant lake community—where every season brings new ways to enjoy your neighborhood! This beautifully updated home offers the best of both indoor comfort and outdoor lifestyle, with no condo fees to worry about.

Enjoy exclusive lake access with a large sandy beach area, summer swimming, paddle boats, kayaks, tennis, pickleball, picnic spots, and even outdoor chess and movie nights. In the winter, embrace skating, hockey and tobogganing under the stars, with a gas fire pit for cozy evenings with friends and family.

Inside, you™ll find renovated bathrooms, updated kitchen counters, cabinets, and backsplash, and a newer washer and dryer—making this home truly move-in ready. Plus a nearly new roof offers peace of mind for years to come.

Natural light floods the space through large windows, highlighting the generously sized bedrooms. Step outside to your private oasis, where a strawberry patch and vegetable gardens flourish, offering fresh produce right in your own backyard.

A huge oversized double garage provides plenty of room for parking, storage, or even a workshop.

Perfectly situated just blocks from the Mid-Sun



Community Center, this home boasts fantastic walkability to shops, restaurants, fast food, and stores. It's just a 15-minute walk to the C-Train, and close to public, Catholic, and private schools—ideal for families.

This is more than a home—it's a lifestyle. Come see it today!

Built in 1977

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2238059               |
| Price          | \$538,800              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 908                    |
| Acres          | 0.09                   |
| Year Built     | 1977                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 78 Midridge Gardens Se |
| Subdivision | Midnapore              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2X 1C3                |

**Amenities**

|                |                                                                                                                                                                  |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Clubhouse, Park, Party Room, Playground, Recreation Facilities, Visitor Parking, Beach Access, Boating, Community Gardens, Dog Park, Picnic Area, Racquet Courts |
| Parking Spaces | 3                                                                                                                                                                |

|              |                                                 |
|--------------|-------------------------------------------------|
| Parking      | Double Garage Detached, Off Street, Parking Pad |
| # of Garages | 2                                               |

## Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Closet Organizers, Open Floorplan, Storage   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air                                                                  |
| Cooling           | Window Unit(s)                                                              |
| Fireplace         | Yes                                                                         |
| # of Fireplaces   | 1                                                                           |
| Fireplaces        | Electric, Family Room, Decorative, Raised Hearth                            |
| Has Basement      | Yes                                                                         |
| Basement          | Finished, Full                                                              |

## Exterior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard                                                                                                  |
| Lot Description   | Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Garden, Gentle Sloping, Lawn, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                                                       |
| Construction      | Metal Siding, Wood Frame, Wood Siding                                                                                 |
| Foundation        | Poured Concrete                                                                                                       |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 8th, 2025 |
| Days on Market | 1              |
| Zoning         | M-C1 d100      |
| HOA Fees       | 320            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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