

# \$624,900 - 827, 860 Midridge Drive Se, Calgary

MLS® #A2201693

**\$624,900**

2 Bedroom, 3.00 Bathroom, 1,798 sqft

Residential on 0.00 Acres

Midnapore, Calgary, Alberta

The Absolute Best location, Best lot & the Best exposure. Backing directly onto and siding onto Fish Creek Park. A rare opportunity to live on the ridge enjoying nature right off your deck. This end unit features a secluded fenced court for total privacy. The front foyer is inviting & spacious and leads to a efficiently designed kitchen, large dining area & eating nook with views to the park. You will love the living room with vaulted ceilings boasting a wood burning fireplace on one side & wall of windows on the other with sweeping views of Fish Creek Park. The main floor also features an office & 2 piece bath conveniently located just off the front entrance. Upstairs you'll find the large primary bedroom with its own cozy fireplace, large walk-in closet & 5 piece ensuite, a spacious 2nd bedroom & renovated 4 piece bath. The lower level has a media room, flex area & tons of storage. Other features include high end efficiency furnace, tankless hot water system and all upper windows are low e triple pane windows. Enjoy living in this lake community that include full lake amenities. Meticulously kept, light & bright throughout, warm & inviting.

Built in 1978

## Essential Information

MLS® # A2201693

Price \$624,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,798                  |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 827, 860 Midridge Drive Se |
| Subdivision | Midnapore                  |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2X 1K1                    |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Beach Access, Boating  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Beamed Ceilings, Closet Organizers, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows, Central Vacuum |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings       |
| Heating           | Forced Air                                                                                                             |
| Cooling           | None                                                                                                                   |
| Fireplace         | Yes                                                                                                                    |
| # of Fireplaces   | 2                                                                                                                      |
| Fireplaces        | Wood Burning                                                                                                           |
| Has Basement      | Yes                                                                                                                    |
| Basement          | Full, Partially Finished                                                                                               |

### Exterior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard, Playground                                       |
| Lot Description   | Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Greenbelt, Treed |
| Roof              | Asphalt                                                                          |
| Construction      | Wood Frame, Wood Siding                                                          |
| Foundation        | Poured Concrete                                                                  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 26              |
| Zoning         | M-C1            |
| HOA Fees       | 320             |
| HOA Fees Freq. | ANN             |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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