

\$600,000 - 636 Midridge Drive Se, Calgary

MLS® #A2219638

\$600,000

6 Bedroom, 3.00 Bathroom, 1,068 sqft

Residential on 0.12 Acres

Midnapore, Calgary, Alberta

Welcome to your beautifully renovated bungalow nestled in the heart of Midnapore, one of Calgary's most desirable and established lake communities. Set on a generous 45 x 130 lot, this inviting home delivers over 2,000 SqFt of stylish living space across two levels, each thoughtfully appointed to suit a variety of living arrangements. The main floor welcomes you with elegant LVP flooring and an inviting open-plan layout, where natural light pours into the spacious living and dining areas. The upgraded kitchen features sleek wood cabinetry, ample counter space, a striking mosaic tile backsplash, and stainless steel appliances, ensuring both style and practicality. Your master suite provides a private retreat with a 2 piece en-suite and walk-in wardrobe, while two further sizeable bedrooms and a tastefully tiled family bathroom with a soaker tub offer comfort for family or guests. Downstairs, discover a superb illegal suite with its own private entrance, making it an ideal candidate for mortgage helper, in-law accommodation or even a lucrative Airbnb opportunity. The lower level mirrors the quality of the main with beautiful LVP flooring, a bright and airy living area, a stylish white kitchen boasting abundant storage, and a mosaic tiled splashback. Here you'll also find an impressive master bedroom, a 2nd bedroom room (windowless), a three-piece bathroom, and a large egress window that floods the space with natural light. Shared lower level amenities include laundry



facilities and a third bedroom with ample storage. Recent upgrades such as triple-glazed windows with contemporary zebra blinds and fresh exterior paint ensure lasting comfort. Step outside and enjoy two sunny patio areas, thoughtfully positioned to capture light from the east, south, and west throughout the day. The newly fenced backyard is spacious, featuring a custom-built bin store, and thereâ€™s parking for up to three vehicles, as well as room to construct a future garage without sacrificing outdoor space. This excellent location offers just a short stroll to schools, Fish Creek Park, and the neighbourhoodâ€™s wide range of amenities, while life in Midnapore means year-round access to a private lake, where you can enjoy everything from summer beach days to skating in the winter. This exceptional property melds the tranquillity of lakeside living with modern comfort and investment potential, providing a rare opportunity in a truly special community.

Built in 1977

Essential Information

MLS® #	A2219638
Price	\$600,000
Bedrooms	6
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,068
Acres	0.12
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	636 Midridge Drive Se
Subdivision	Midnapore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 1C1

Amenities

Amenities	Beach Access, Party Room, Picnic Area, Playground, Racquet Courts, Recreation Room
Parking Spaces	3
Parking	Off Street, Parking Pad

Interior

Interior Features	Closet Organizers, Laminate Counters, No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Cooktop, Microwave Hood Fan, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Irregular Lot, Level, Low Maintenance Landscape, See Remarks, Zero Lot Line
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 9th, 2025
Zoning	R-CG
HOA Fees	320
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS® , Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.