

# \$600,000 - 83 Midbend Crescent Se, Calgary

MLS® #A2229401

**\$600,000**

3 Bedroom, 3.00 Bathroom, 1,146 sqft

Residential on 0.10 Acres

Midnapore, Calgary, Alberta

Welcome to this MOVE IN READY 3-bedroom bungalow in the sought-after lake community of Midnapore! Located within walking distance to the LAKE, great schools, and convenient shopping, this lovingly maintained home shows AMAZING pride of ownership and offers unbeatable value for your family. Step inside to a bright and spacious family room featuring three stunning floor-to-ceiling windows (2023) that flood the space with natural light. Adjacent is a generous formal dining area, perfect for hosting family gatherings and special occasions. The kitchen boasts updated shaker-style cabinetry, modern stainless steel appliances, a bottom freezer fridge that is just 1 year old, and a deep sink framed by a large window that overlooks the patio. There's also room for a breakfast table- ideal for casual meals with the family.

Throughout the main floor, enjoy fresh upgrades including new luxury vinyl plank flooring, all new baseboards, window casings, and interior doors including closet doors (2025). The home has also been professionally painted (2025), ready for you to make it your own!

The primary bedroom is exceptionally spacious and offers peaceful views of the east-facing backyard. It features new closet doors with ample shelving inside, and a private 2-piece ensuite. Two additional main floor bedrooms are generously sized, each with large windows and closets. The 4-piece main



bath has been tastefully refreshed with a modern vanity and fixtures.

The fully finished basement offers a cozy retreat for family movie nights with plush new carpeting (2024) a convenient kitchenette with full-sized fridge for drinks and snacks. Don't miss the adorable play nook the current owners created for their kids and grandchildren. The basement also features a flex room the current homeowners used as a 4th bedroom and a convenient 4 piece bath for added convenience.

Youâ€™ll also find a spacious laundry room with a high-efficiency washer and dryer (2024) and ample storage space. Mechanical updates include a newer hot water tank (2022), well-maintained furnace and duct work with a new humidifier (2024). The window in this mechanical room is the ONLY window that has not been replaced (2023/2015)

Step outside to the beautifully landscaped east-facing backyard featuring an oversized patio -perfect for BBQs and morning coffee.

Tend to your own veggie garden, and pick fruit from your very own apple tree and saskatoon, cherry and raspberry bushes!

Exterior improvements include fresh siding and trim paint, new eaves, downspouts, and soft metals, and roof (2024) New Rear fence (2025). Nothing left to do but MOVE IN! Don't miss this opportunity to live in one of Calgary's premier lake communities with year-round access to the lake, great amenities, and a true sense of community.

Contact your favourite REALTOR® today to book your private showing!

Built in 1979

## Essential Information

MLS® #	A2229401
Price	\$600,000

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,146
Acres	0.10
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	83 Midbend Crescent Se
Subdivision	Midnapore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X1L1

### Amenities

Amenities	Other
Parking	None, On Street

### Interior

Interior Features	Closet Organizers, No Smoking Home, See Remarks, Storage
Appliances	Dishwasher, Electric Oven, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

### Exterior

Exterior Features	Garden
Lot Description	Back Lane, Close to Clubhouse, Front Yard, Fruit Trees/Shrub(s), Garden, Lake, Many Trees, Private
Roof	Asphalt
Construction	Brick, Cedar, Wood Frame, Wood Siding

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      June 19th, 2025  
Days on Market                4  
Zoning                             R-CG  
HOA Fees                        320  
HOA Fees Freq.                ANN

**Listing Details**

Listing Office                    eXp Realty

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