

# \$539,900 - 296 Midpark Gardens Se, Calgary

MLS® #A2231283

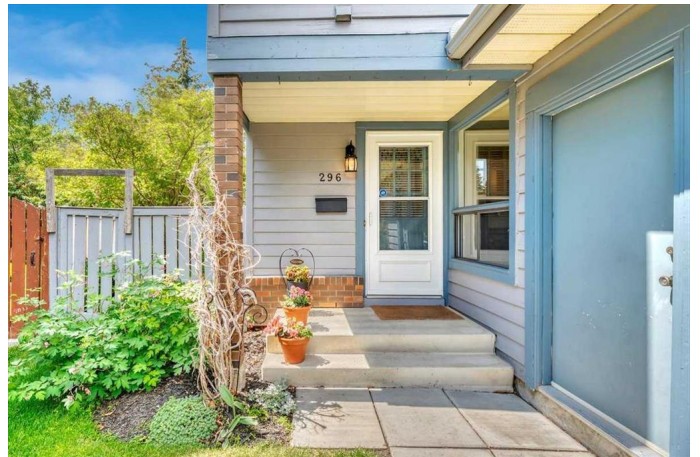
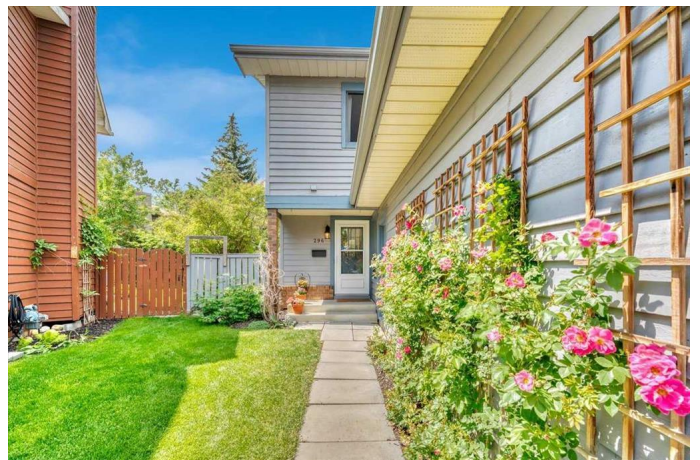
**\$539,900**

3 Bedroom, 2.00 Bathroom, 1,416 sqft

Residential on 0.09 Acres

Midnapore, Calgary, Alberta

WELCOME to this beautifully maintained SEMI-attached home with a SINGLE ATTACHED GARAGE and a GENEROUS west-facing PIE-SHAPED backyard filled with MATURE trees & many Rose bushesâ€”perfect for gardening enthusiasts and outdoor lovers alike. Situated in the sought-after community of LAKE MIDNAPORE, this property offers the best of suburban living with NO condo fees. As you enter the home, you'll find a convenient 2pc BATHROOM and a BRIGHT kitchen featuring NEWER appliances, plenty of storage, and beautiful butcher block countertops â€”ideal for everyday cooking. The SPACIOUS main living area is VERSATILE and welcoming. With enough room for a formal dining space, cozy living room with a stone FIREPLACE, and even a home office or gaming area, this OPEN CONCEPT space adapts to your lifestyle. Step outside to your private PATIO and soak in the beauty of your EXPANSIVE WEST BACKYARDâ€”a true gardener's dream, once featured in magazines and garden tours, known for its ROSES. (There is a back gate for quick access to community amenities) Upstairs, the LARGE PRIMARY bedroom offers enough space for a complete bedroom suite with room to spare for a home office, workout nook, or reading corner. It also includes AMPLE closet space and access to a 4 PIECE BATHROOM with a SKYLIGHT. Two additional bedrooms complete the upper level,



making it ideal for families or guests.  
The DEVELOPED basement adds even more living space—perfect for a recreational/fitness room, home office or extra lounge area.  
PRIME LOCATION close to shopping, public transit, Midnapore Lake & parks. Midnapore School (Mandarin Bilingual), St. Teresa of Calcutta (French Immersion), Trinity Christian, Centennial High, and St. Mary's College.  
Living in Midnapore means enjoying year-round lake privileges with swimming, fishing, paddleboarding, skating, movie in the park and other exciting community events at Midnapore Lake. Homes in this area rarely come to market—DON'T MISS your chance!  
CONTACT your favorite Realtor TODAY to BOOK a showing!  
Note: Central A/C-installed 2017, new patio boards 2019, new shingles 2020, exterior paint 2020, new skylight 2020, new hot water tank Aug. 2023

Built in 1981

### Essential Information

MLS® #	A2231283
Price	\$539,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,416
Acres	0.09
Year Built	1981
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address 296 Midpark Gardens Se

Subdivision	Midnapore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X1T3

### **Amenities**

Amenities	Beach Access, Clubhouse, Picnic Area, Playground, Recreation Facilities, Racquet Courts
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	No Animal Home, No Smoking Home, Skylight(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Partial, Partially Finished

### **Exterior**

Exterior Features	Private Yard, Rain Gutters
Lot Description	Back Yard, Front Yard, Garden, Lake, Landscaped, Lawn, No Neighbours Behind, Pie Shaped Lot, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Brick, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 19th, 2025
Days on Market	2
Zoning	M-C1 d100
HOA Fees	320

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             RE/MAX First

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