

# \$649,900 - 827, 860 Midridge Drive Se, Calgary

MLS® #A2201693

**\$649,900**

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	\$649,900



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	Row/Townhouse
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	Central Vacuum, Closet Organizers, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows, Beamed Ceilings
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	Playground, Private Entrance, Private Yard
Lot Description	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Treed, Greenbelt
Roof	Asphalt
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	1
Zoning	M-C1
HOA Fees	320
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX Complete Realty
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