

# \$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 |
| Days on Market | 3             |
| Zoning         | R-CG          |
| HOA Fees       | 320           |
| HOA Fees Freq. | ANN           |

### **Listing Details**

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

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