

\$575,000 - 48 Midglen Drive Se, Calgary

MLS® #A2203948

\$575,000

3 Bedroom, 2.00 Bathroom, 1,108 sqft
Residential on 0.09 Acres

Midnapore, Calgary, Alberta

Welcome to this charming 3 level split home in the sought-after community of Midnapore, offering 3 bedrooms, 1.5 bathrooms, large fenced private backyard (must see gazebo & garden area) and fully developed lower level along with a new roof in 2024 and a hot water tank only two years old! This home is just steps from Fish Creek park and is in close proximity to all level schools, parks/playgrounds, Midnapore Lake, and Macleod Trail, making it perfect for families and commuters alike. The main level of this home is bright and inviting, with the living room featuring a large south-facing window that fills the space with natural light. The kitchen has been updated with off-white wooden cabinetry, stone countertops, plenty of storage and a window overlooking the side yard/bbq area - great for any home chef. The kitchen also offers a door to the side of the home, for easy access to the side patio & backyard. Just off the kitchen, the dining area provides room for a formal table with window to brighten the space. Upstairs, you have the primary master bedroom, complete with its own private 2piece ensuite bathroom, and 2 additional good-sized bedrooms that share a 4piece bathroom with a tub/shower combo. The fully finished basement is the perfect spot for family movie nights or hosting friends with a large rec room (currently used as a home theatre) with cozy fireplace to warm the space. Also on this level you have a laundry room with side-by-side washer & dryer, window, extra fridge for



storage and built-in desk. Outside, enjoy the large fenced backyard, featuring a side patio, rear concrete patio, raised wooden deck with gazebo, and beyond that - a grassy backyard with storage shed and planters - a fantastic space for kids, pets, or summer gatherings! This home is a charming gem in a great location and won't last long, so come view today!

Built in 1978

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2203948 |
| Price | \$575,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,108 |
| Acres | 0.09 |
| Year Built | 1978 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 3 Level Split |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 48 Midglen Drive Se |
| Subdivision | Midnapore |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2X 1G7 |

Amenities

| | |
|----------------|---|
| Amenities | Clubhouse, Other, Beach Access, Boating |
| Parking Spaces | 2 |
| Parking | None, On Street |

Interior

| | |
|-------------------|---|
| Interior Features | Built-in Features, Ceiling Fan(s), Open Floorplan, Separate Entrance, Storage, Stone Counters |
| Appliances | See Remarks |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Mantle, Decorative |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Garden, Private Entrance, Private Yard, Storage |
| Lot Description | Landscaped, Private, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Brick, Wood Frame, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 20th, 2025 |
| Days on Market | 14 |
| Zoning | R-CG |
| HOA Fees | 320 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Associates Real Estate |
|----------------|------------------------|

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