

# \$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	15
Zoning	R-CG
HOA Fees	320
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Associates Real Estate
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