

\$772,900 - 40 Midglen Road Se, Calgary

MLS® #A2218776

\$772,900

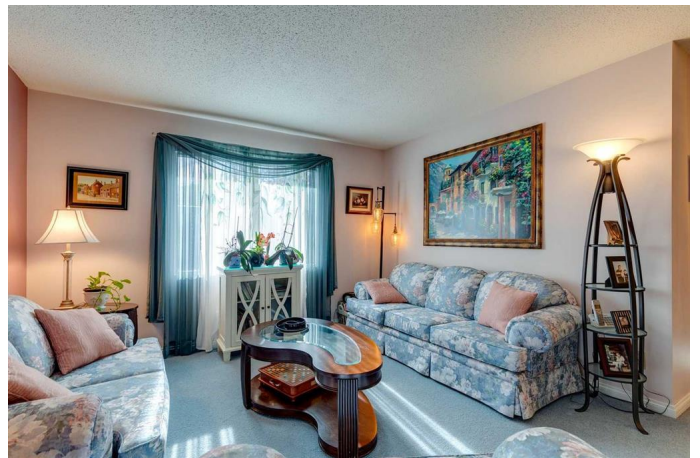
3 Bedroom, 3.00 Bathroom, 1,413 sqft
Residential on 0.13 Acres

Midnapore, Calgary, Alberta

1400+ sq ft bungalow backing onto a park with quick access to the lake and schools!!! This is the one you have been waiting for. These large bungalows don't come up for sale often. Ideal for the young family that needs room to grow. When you first enter this home you will love how open and bright it is. The living room is an ideal size to host the family for the holidays including a good size dining room. There is also a large main floor family room right off the kitchen with a brick gas fireplace. Great sight lines to keep an eye on the kids. Kitchen has new cabinets that go to the ceiling, granite countertop, hardwood flooring and a window over the sink to watch the kids. There is a large eating area in the kitchen right by the new sliding doors to the deck for the bbq. Three good size bedrooms upstairs that all have new windows. The primary bedroom has an updated 4pc bath. Basement is perfect for teenagers with a side door for the friends to come by. There is a large rec room with a brick woodburning fireplace with a gas log lighter. Room for a pool table, 2 other rooms that can be used for whatever you desire, 3pc bath, huge laundry room/workshop and updated carpet. Updates include furnace, air conditioner, some windows, sliding doors to deck, deck and roof shingles. Rear alley is paved so there won't be any dust

Built in 1978

Essential Information



| | |
|----------------|-------------|
| MLS® # | A2218776 |
| Price | \$772,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,413 |
| Acres | 0.13 |
| Year Built | 1978 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 40 Midglen Road Se |
| Subdivision | Midnapore |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2X 1H2 |

Amenities

| | |
|----------------|---|
| Amenities | Boating, Clubhouse, Park, Playground |
| Parking Spaces | 2 |
| Parking | Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated, Paved, Workshop in Garage |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Closet Organizers, Granite Counters, Recessed Lighting, Separate Entrance, Storage |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer |
| Heating | Fireplace Insert, Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Basement, Brick Facing, Family Room, Gas, Gas Log, Gas Starter, Glass Doors, Insert, Mantle, Raised Hearth, Wood Burning |

| | |
|--------------|----------------|
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Garden, Private Yard, Storage |
| Lot Description | Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Few Trees, Front Yard, Greenbelt, Interior Lot, Landscaped, Lawn, No Neighbours Behind, Paved, Private, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Brick, Cedar, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 8th, 2025 |
| Days on Market | 24 |
| Zoning | R-CG |
| HOA Fees | 321 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.