

# \$590,000 - 83 Midbend Crescent Se, Calgary

MLS® #A2229401

**\$590,000**

3 Bedroom, 3.00 Bathroom, 1,146 sqft  
Residential on 0.10 Acres

Midnapore, Calgary, Alberta

Welcome to this clean, pet free, MOVE IN READY 4-bedroom bungalow in the sought-after lake community of Midnapore! Located within walking distance to the LAKE, great schools, and convenient shopping, this lovingly maintained home shows AMAZING pride of ownership and offers unbeatable value for your family.

Step inside to a bright and spacious family room featuring three stunning floor-to-ceiling windows (2023) that flood the space with natural light. Adjacent is a generous formal dining area, perfect for hosting family gatherings and special occasions. The kitchen boasts updated shaker-style cabinetry, modern stainless steel appliances, a bottom freezer fridge that is just 1 year old, and a deep sink framed by a large window that overlooks the patio. There's also room for a breakfast table- ideal for casual meals with the family.

Throughout the main floor, enjoy fresh upgrades including new luxury vinyl plank flooring, all new baseboards, window casings, and interior doors including closet doors (2025). The home has also been professionally painted (2025), ready for you to make it your own!

The primary bedroom is exceptionally spacious and offers peaceful views of the east-facing backyard. It features new closet doors with ample shelving inside, and a private 2-piece ensuite. Two additional main floor bedrooms are generously sized, each with



large windows and closets. The 4-piece main bath has been tastefully refreshed with a modern vanity and fixtures.

The fully finished basement offers a cozy retreat for family movie nights with plush new carpeting (2024) a convenient kitchenette with full-sized fridge for drinks and snacks. Don't miss the adorable play nook the current owners created for their kids and grandchildren. The basement also features a flex room the current homeowners used as a 4th BEDROOM and a convenient 4 piece bath for added convenience.

Youâ€™ll also find a spacious laundry room with a high-efficiency washer and dryer (2024) and ample storage space. Mechanical updates include a newer hot water tank (2022), brand new furnace to be installed July 3! The window in this mechanical room is the ONLY window that has not been replaced (2023/2015)

Step outside to the beautifully landscaped east-facing backyard featuring an oversized patio -perfect for BBQs and morning coffee. Tend to your own veggie garden, and pick fruit from your very own apple tree and saskatoon, cherry and raspberry bushes!

Exterior improvements include fresh siding and trim paint, new eaves, downspouts, and soft metals (2024), roof replaced (2012). New Rear fence (2025). Nothing left to do but MOVE IN!

Don't miss this opportunity to live in one of Calgary's premier lake communities with year-round access to the lake, great amenities, and a true sense of community.

Contact your favourite REALTOR® today to book your private showing!

Built in 1979

## Essential Information

MLS® #

A2229401

|                |             |
|----------------|-------------|
| Price          | \$590,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,146       |
| Acres          | 0.10        |
| Year Built     | 1979        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 83 Midbend Crescent Se |
| Subdivision | Midnapore              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2X1L1                 |

### Amenities

|           |                 |
|-----------|-----------------|
| Amenities | Other           |
| Parking   | On Street, None |

### Interior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, No Smoking Home, See Remarks, Storage                            |
| Appliances        | Dishwasher, Electric Oven, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                             |
| Cooling           | None                                                                                |
| Has Basement      | Yes                                                                                 |
| Basement          | Exterior Entry, Finished, Full                                                      |

### Exterior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Exterior Features | Garden                                                                                             |
| Lot Description   | Back Lane, Close to Clubhouse, Front Yard, Fruit Trees/Shrub(s), Garden, Many Trees, Private, Lake |
| Roof              | Asphalt                                                                                            |

|              |                                       |
|--------------|---------------------------------------|
| Construction | Brick, Wood Frame, Wood Siding, Cedar |
| Foundation   | Poured Concrete                       |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 13              |
| Zoning         | R-CG            |
| HOA Fees       | 320             |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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