

\$569,900 - 415 Midridge Drive Se, Calgary

MLS® #A2257483

\$569,900

3 Bedroom, 2.00 Bathroom, 1,127 sqft

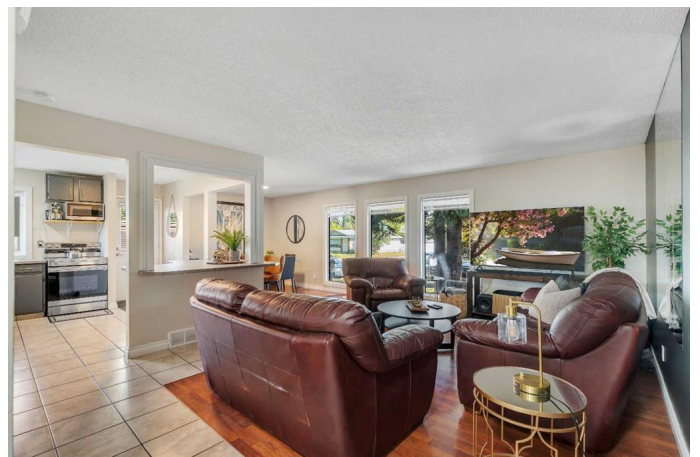
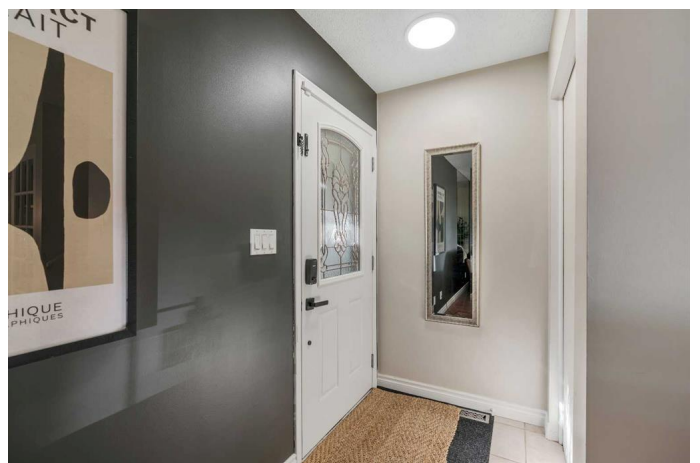
Residential on 0.10 Acres

Midnapore, Calgary, Alberta

Nestled in the heart of Midnapore, this inviting 3-bedroom home blends comfort, functionality, and location with exclusive year-round access to Midnapore Lake. Residents enjoy every season outdoors from fishing and paddle boarding in summer to swimming on hot days, skating in winter, and community events that bring neighbors together all year long. The main floor combines open-concept living with tile and luxury vinyl plank flooring for easy care. Oversized living-room windows fill the space with natural light and frame views of mature trees, creating a relaxing gathering place. The kitchen offers generous counter space, extra windows for added brightness, and a convenient built-in bar for casual meals, while the adjacent dining area keeps sightlines open for effortless entertaining. A side entry connects directly to the yard and oversized garage, making for a seamless indoor/outdoor lifestyle.

Upstairs, the primary retreat features abundant natural light and a spacious walk-in closet, complemented by two additional bedrooms and a 4-pc bathroom. The fully finished basement expands the living space with a large rec room, ideal for movie nights, games, or a home office, along with a 3-pc bath and extensive crawl-space storage.

Step outside to a private backyard designed for both play and relaxation: a brick patio for barbecues, grassy space for kids and pets, RV parking for two full-sized vehicles, and an oversized heated double garage. Recent



upgrades include a high-efficiency Gradient Combo Unit with a 2023-installed Sync furnace and tankless system, ensuring continuous hot water and energy savings.

This home is within walking distance of schools, dining, groceries, and the LRT, with quick access to Macleod and Stoney Trail for commuters. Lifestyle and practicality come together in one of Calgary’s most desirable lake communities.

Built in 1976

Essential Information

MLS® #	A2257483
Price	\$569,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,127
Acres	0.10
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

Community Information

Address	415 Midridge Drive Se
Subdivision	Midnapore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 1B1

Amenities

Amenities	Beach Access, Clubhouse, Park, Picnic Area, Playground, Racquet Courts, Boating
Parking Spaces	2
Parking	Double Garage Detached, Heated Garage, Insulated, Oversized

of Garages 2

Interior

Interior Features Breakfast Bar, Ceiling Fan(s), Low Flow Plumbing Fixtures, Open Floorplan, Soaking Tub, Storage, Tankless Hot Water

Appliances Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air

Cooling None

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Landscaped, Lawn, Many Trees

Roof Asphalt Shingle

Construction Metal Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 19th, 2025

Days on Market 31

Zoning R-CG

HOA Fees 320

HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX First

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.