

# \$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	Park, Playground, Boating, Clubhouse
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	Forced Air, Natural Gas, Fireplace Insert
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Family Room, Gas, Insert, Mantle, Wood Burning, Basement, Gas Log, Gas Starter, Glass Doors, Raised Hearth

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, Landscaped, Lawn, No Neighbours Behind, Paved, Private, Rectangular Lot, Interior Lot
Roof	Asphalt Shingle
Construction	Brick, Cedar, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 8th, 2025
Days on Market	13
Zoning	R-CG
HOA Fees	321
HOA Fees Freq.	ANN

## Listing Details

Listing Office	MaxWell Capital Realty
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