

236 Midvalley Place SE
Calgary, Alberta

MLS # A2205247



\$774,999

Division:	Midnapore		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,427 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Wet Bar		

Inclusions: N/A

****Open House Sat and Sun May 3rd-4th 1pm-3pm**** Welcome to this incredible BUNGALOW, offering nearly 3,000+ sq ft of developed living space, nestled in a HIGHLY SOUGHT-AFTER cul-de-sac in the LAKE COMMUNITY of Midnapore—where everyone knows your name and organizes cul-de-sac events filled with families of all ages! Talk about winning the neighbour lottery! This home perfectly combines comfort, functionality, and an UNBEATABLE LOCATION. Just steps to Fish Creek Park’s scenic pathways, MATURE TREES a local tot lot beside the home, and exclusive LAKE ACCESS, it’s ideal for families or anyone seeking an active, outdoor lifestyle. Inside, you’ll find four bedrooms and three full bathrooms, with thoughtful upgrades throughout. The home features updated bathrooms, newer appliances, fresh carpeting in the bedrooms, and newer windows installed just a few years ago. The insulated garage door has been replaced, and the oversized parking pad easily accommodates four additional vehicles. Upgraded interior doors further enhance the home's modern appeal. The beautifully DEVELOPED BASEMENT offers endless possibilities for entertaining and relaxation. Highlights include a large media room, a WET BAR, a cozy wood-burning fireplace, and a spacious recreation area complete with a pool table. A private den/office with built-in storage provides the perfect space for working from home. Outside, the mature landscaping creates a private backyard oasis, complemented by a large STORAGE SHED for all your outdoor essentials. The location simply can't be beat—just one block from Fish Creek Park, three blocks from MIDNAPORE LAKE, and walking distance to elementary, junior high, and high schools. Opportunities like this are rare—add your own flair and build SIGNIFICANT EQUITY in one of Calgary’s

most desirable lake communities. Don't miss out—schedule your private viewing today!