

# \$600,000 - 63 Midglen Way Se, Calgary

MLS® #A2229582

**\$600,000**

4 Bedroom, 2.00 Bathroom, 1,155 sqft

Residential on 0.11 Acres

Midnapore, Calgary, Alberta

Welcome to this beautifully renovated detached home in the sought-after community of Midnapore, backing directly onto a scenic walking trail for added privacy and outdoor enjoyment. This home is also 2 blocks away from fish creek park and also only a few blocks away from the lake. The location is unbeatable. The main level features a stylishly updated 3-bedroom, 1-bathroom layout with modern finishes, a bright open-concept living space, and a refreshed kitchen perfect for family living or entertaining. Downstairs, the basement offers an updated 1-bedroom, 1-bathroom illegal suite, complete with its own kitchen and living area - an ideal setup for extended family, guests, or rental income. The generous lot offers plenty of backyard space and even the potential to build a garage, making this an excellent investment opportunity or a flexible home for a multi-generational family. Enjoy all that Midnapore has to offer, including nearby schools, shopping, lake access, and the tranquility of backing onto a peaceful walking trail.

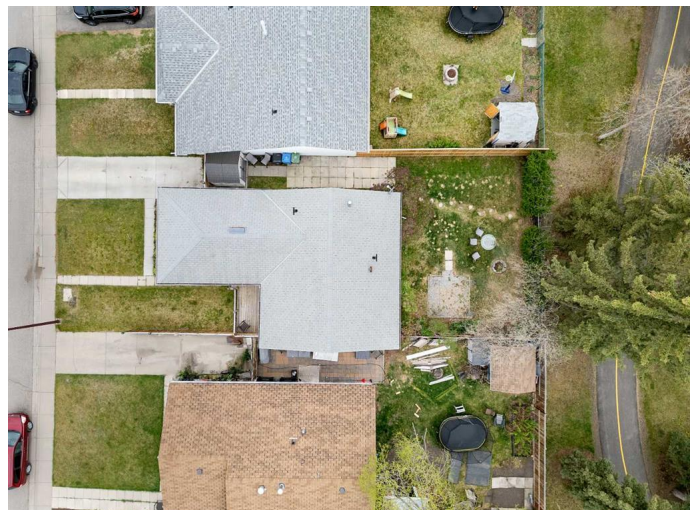
Built in 1978

## Essential Information

MLS® # A2229582

Price \$600,000

Bedrooms 4



|                |             |
|----------------|-------------|
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,155       |
| Acres          | 0.11        |
| Year Built     | 1978        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 63 Midglen Way Se |
| Subdivision | Midnapore         |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2X 1G3           |

### Amenities

|                |                                |
|----------------|--------------------------------|
| Amenities      | None                           |
| Parking Spaces | 2                              |
| Parking        | Parking Pad, RV Access/Parking |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Open Floorplan, Separate Entrance                            |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Full, Suite   |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Fire Pit                        |
| Lot Description   | Rectangular Lot                 |
| Roof              | Asphalt Shingle                 |
| Construction      | Brick, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 5               |
| Zoning         | R-CG            |
| HOA Fees       | 305             |
| HOA Fees Freq. | ANN             |

## **Listing Details**

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

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