

**28, 99 Midpark Gardens SE  
Calgary, Alberta**

**MLS # A2298850**



**\$524,900**

<b>Division:</b>	Midnapore		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,096 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Level, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 420
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame, Wood Siding	<b>Zoning:</b>	M-C1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, See Remarks, Storage		

**Inclusions:** N/A

Infill luxury in a modern townhouse! Fully renovated and reimagined, this home stands out the moment you walk in. The main living space is elevated with vaulted ceilings, oversized windows, and a bold floor-to-ceiling stone fireplace that anchors the entire room. The expansive kitchen is bright, open and completely different from every other unit in this complex. It also has a full size island, a perfect gathering spot for guests & entertaining. The kitchen design features a modern look with two-toned organic colouring cabinetry, quartz countertops, new stainless steel appliances, tons of storage, and coffee nook with floating accent shelves. Flowing effortlessly into the dining area, it's gives enough space for a 6-8 person table and is surrounded by windows and natural light. Upstairs offers 3 well-sized bedrooms, including a spacious master bedroom and large walk in closet with custom built-ins. The laundry has also been moved from the basement to the second level for added convenience. The bathrooms have also been updated with modern vanities, tiled bathtub, and custom cabinetry. The basement provides extra space for you to use your imagination with, workout space, rec room, lots of potential! The backyard is fully fenced, private, and usable. It's the kind of space you'll actually use: morning coffee, letting the dog out, and enjoying the summer evenings. An attached garage, quiet complex, and a location that puts you close to everything without feeling busy. Fully renovated, luxury townhouse living in this desirable lake community—this one hits different!