

# \$575,000 - 48 Midglen Drive Se, Calgary

MLS® #A2203948

**\$575,000**

3 Bedroom, 2.00 Bathroom, 1,108 sqft  
Residential on 0.09 Acres

Midnapore, Calgary, Alberta

Welcome to this charming 3 level split home in the sought-after community of Midnapore, offering 3 bedrooms, 1.5 bathrooms, large fenced private backyard (must see gazebo & garden area) and fully developed lower level along with a new roof in 2024 and a hot water tank only two years old! This home is just steps from Fish Creek park and is in close proximity to all level schools, parks/playgrounds, Midnapore Lake, and Macleod Trail, making it perfect for families and commuters alike. The main level of this home is bright and inviting, with the living room featuring a large south-facing window that fills the space with natural light. The kitchen has been updated with off-white wooden cabinetry, stone countertops, plenty of storage and a window overlooking the side yard/bbq area - great for any home chef. The kitchen also offers a door to the side of the home, for easy access to the side patio & backyard. Just off the kitchen, the dining area provides room for a formal table with window to brighten the space. Upstairs, you have the primary master bedroom, complete with its own private 2piece ensuite bathroom, and 2 additional good-sized bedrooms that share a 4piece bathroom with a tub/shower combo. The fully finished basement is the perfect spot for family movie nights or hosting friends with a large rec room (currently used as a home theatre) with cozy fireplace to warm the space. Also on this level you have a laundry room with side-by-side washer & dryer, window, extra fridge for



storage and built-in desk. Outside, enjoy the large fenced backyard, featuring a side patio, rear concrete patio, raised wooden deck with gazebo, and beyond that - a grassy backyard with storage shed and planters - a fantastic space for kids, pets, or summer gatherings! This home is a charming gem in a great location and won't last long, so come view today!

Built in 1978

### Essential Information

MLS® #	A2203948
Price	\$575,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,108
Acres	0.09
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

### Community Information

Address	48 Midglen Drive Se
Subdivision	Midnapore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 1G7

### Amenities

Amenities	Beach Access, Boating, Clubhouse, Other
Parking Spaces	2
Parking	On Street, None

## Interior

Interior Features	Built-in Features, Ceiling Fan(s), Open Floorplan, Separate Entrance, Stone Counters, Storage
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Decorative
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Entrance, Private Yard, Storage
Lot Description	Landscaped, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 20th, 2025
Days on Market	13
Zoning	R-CG
HOA Fees	320
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Associates Real Estate
----------------	------------------------

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.