



GRASSROOTS
REALTY GROUP

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101, 15212 Bannister Road SE
Calgary, Alberta

MLS # A2214414



\$339,900

Division:	Midnapore		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,125 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 611
Basement:	-	LLD:	-
Exterior:	Brick, Stucco	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

Inclusions: TV Mounts (2), Kitchen Bar Stools (2)

Welcome to LAKE LIFE in one of Calgary's most sought-after communities! This generous 1,125 sq.ft. main floor unit offers the perfect blend of modern comfort, space, and year-round outdoor lifestyle. Step into a large foyer that flows into a bright open-concept living and dining area complete with a cozy gas FIREPLACE—ideal for relaxing or entertaining. The kitchen is thoughtfully designed with a sit up island, BRAND-NEW QUARTZ countertops, and all NEW STAINLESS-STEEL APPLIANCES, perfect for cooking and hosting. The spacious primary bedroom is a true retreat, featuring a 4-piece ensuite with a JETTED TUB, stand-up shower, and a large WALK-IN CLOSET. The second bedroom is also generously sized and adjacent to a full 4-piece bath. Enjoy warm summer evenings on the west facing balcony with BBQ space and appreciate the added convenience of in-suite laundry, ample storage, and TWO TITLED underground PARKING STALLS (side-by-side). Located in the heart of Midnapore—steps to transit, shopping, restaurants, and nature. You'll love the PRIVATE LAKE ACCESS offering year-round recreation including fishing, paddle boarding, skating, and scenic walking paths to Fish Creek Park. The community also boasts a neighborhood garden and mature, tree-lined streets. Schedule your viewing today and see why this could be your perfect next home!