



**GRASSROOTS**  
REALTY GROUP

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312, 15233 1 Street SE  
Calgary, Alberta

MLS # A2217323



**\$232,500**

Division:	Midnapore		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	453 sq.ft.	Age:	2016 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Flat Torch Membrane, Flat	Condo Fee:	\$ 412
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar		

Inclusions: Key Fob

Welcome to this Top-Floor Gem in the great lake community of Midnapore! Step into this beautifully maintained 1-bed, 1-bath condo, perfectly positioned on the top floor to offer peace, privacy, and with the West facing home, there is abundant natural light. With modern finishes and thoughtful design, this unit combines contemporary style with everyday comfort. Inside, you'll find easy to maintain BRAND NEW LUXURY VINYL PLANK flooring flowing throughout the main living areas, creating a warm and inviting atmosphere. The home has also been professionally painted to give it a refreshed look. The open-concept kitchen is a the heart of the home, featuring sleek stone countertops, stylish cabinetry, and plenty of prep space for home chefs. The in-suite washer and dryer add convenience, making daily living a breeze. Relax in the living area or step outside onto your private balcony &ndash; the perfect spot for morning coffee or unwinding after a long day. This condo also includes a heated TITLED underground parking stall providing peace of mind and year-round comfort, especially during Calgary's winters. There is also a TITLED STORAGE UNIT. As a resident, you'll enjoy EXCLUSIVE LAKE ACCESS&mdash;INCLUDED in your condo fees&mdash;offering year-round recreation from beach days to skating, all within walking distance at Lake Midnapore. Whether you're a first-time buyer, savvy investor, or simply seeking a low-maintenance lifestyle, this charming and functional unit is ready to welcome you home. Don't miss your opportunity to own this fantastic property in a sought-after location. Schedule your private viewing today!