



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

216, 15304 Bannister Road SE
Calgary, Alberta

MLS # A2231128



\$255,000

Division:	Midnapore		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	639 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	1
Garage:	Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas
Floors:	Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Concrete, Stucco, Wood Frame
Foundation:	-
Features:	No Animal Home, No Smoking Home, See Remarks

Water:	-
Sewer:	-
Condo Fee:	\$ 550
LLD:	-
Zoning:	M-C2
Utilities:	-

Inclusions: N/A

Welcome to your new home! This delightful 2nd-floor condo, With heated underground parking located in Midnapore, offers the perfect blend of comfort and convenience. With a spacious 640sqft layout, this unit features a well-designed open concept kitchen and living room, making it ideal for both relaxation and entertaining. The bright and sunny condo boasts 2 bedrooms, 1 full bathroom (all enhanced by 9 ft. ceilings) and a maple kitchen with stainless-steel appliances. Recent updates include new paint, laminate flooring, and a great South-facing balcony, equipped with a gas hook-up for outdoor enjoyment. Convenience is key, with in-suite laundry and an assigned heated underground parking space. Plus, you'll find yourself just steps away from Fish Creek Park and Lake Midnapore access, offering year-round recreation. Walking distance to LRT train station, schools, restaurants. The condo fee (\$549.76) includes Lake Midnapore access. Note: pet friendly building with board approval. Unit shows extremely well!