



**GRASSROOTS**  
REALTY GROUP

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

**220, 15304 Bannister Road SE  
Calgary, Alberta**

**MLS # A2256167**



**\$254,900**

<b>Division:</b>	Midnapore		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	636 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Additional Parking, Covered, Electric Gate, Garage Door Opener, Garage Fac		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Membrane	<b>Condo Fee:</b>	\$ 542
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, No Animal Home, No Smoking Home, Soaking Tub, Storage, Vinyl Windows		
<b>Inclusions:</b>	None		

Seller is willing to include all the furniture (the Brick and IKEA) and electronics (two smart TVs). Live the Lake Life Without Leaving the City! Looking for a condo that feels more like a RETREAT? This UPGRADED and FRESHLY PAINTED 2-bedroom (or 1 Bedroom plus Den) and 1-bathroom in LAKE-ACCESS MIDNAPORE might be your perfect match. Stay cozy all year long with luxurious IN-FLOOR radiant HEAT. The 9-FT CEILINGS and OPEN LAYOUT make the space feel big, bright, and airy. The kitchen? Loaded with cabinet space, STAINLESS STEEL APPLIANCES, and a BREAKFAST BAR perfect for pancakes or pizza night. Enjoy a coffee or BBQ on your PRIVATE BALCONY (yes, there's a GAS HOOKUP!), and unwind with BEAUTIFUL SUNSET VIEWS in the evening. You'll love the IN-SUITE LAUNDRY with an UPGRADED WASHER/DRYER and your own TITLED HEATED OVERSIZED UNDERGROUND PARKING stall. The building is well-managed and secure, with KEYLESS FOB ENTRY, BIKE STORAGE, WHEELCHAIR ACCESS, and SECURITY CAMERAS for added peace of mind. Best part? LAKE MIDNAPORE ACCESS IS INCLUDED in your condo fees! That means year-round fun like SWIMMING, PADDLEBOARDING, FISHING, FIRE PITS, PICNICS, SKATING, HOCKEY, and more. The private lake park also offers TENNIS, PICKLEBALL, and BASKETBALL COURTS, plus a SOCCER PITCH. And just steps away, FISH CREEK PARK invites you to explore miles of natural beauty. You're also walking distance to the C-TRAIN, ST. MARY'S UNIVERSITY, SHOPPING, RESTAURANTS, and ENTERTAINMENT, with quick access to MACLEOD TRAIL and STONEY TRAIL for easy commuting. An incredible opportunity for investors with St. Mary's University just a 10-minute walk away! Come home to comfort,

community, and a little touch of vacation, every single day. Do not miss the opportunity. Book your showing today!