



GRASSROOTS
REALTY GROUP

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

15104 1 Street SE
Calgary, Alberta

MLS # A2257876



\$719,900

Division:	Midnapore		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,075 sq.ft.	Age:	1977 (48 yrs old)
Beds:	5	Baths:	2
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Walk-In Closet(s)		

Inclusions: N/A

PRICE REDUCED! Welcome to this beautifully renovated 5-bedroom, 2-bathroom home in the desirable lake community of Midnapore in Calgary's southeast. Featuring over 1,950 sq ft of finished living space across four levels, this move-in-ready gem offers the perfect blend of style, space, and location. Step inside to find a bright main floor with luxury vinyl plank flooring, modern lighting, and a spacious living room that opens into a show-stopping kitchen. The kitchen boasts high-gloss white upper cabinets, royal blue matte lower cabinets, soft-close drawers, quartz countertops, a tiled backsplash, new stainless steel appliances, a decorative bistro bar, and custom pantry storage leading to the backyard. Upstairs, you'll find three bedrooms including a spacious primary suite with a custom walk-in closet and a fully renovated 4-piece spa-style bathroom. The third level offers a huge family room with an electric fireplace feature wall and built-in entertainment space, a large fourth bedroom with a walk-in closet, and a 3-piece jack-and-jill bathroom. The lower level includes a fifth bedroom with egress window and walk-in closet, plus a large utility/laundry room with a brand new washer and dryer, high-efficiency Goodman furnace, and water tank. Upgrades include new triple-pane windows throughout, a new roof, eaves, gutters, fresh exterior and interior paint, new front and back doors, and updated plumbing. Enjoy the newly landscaped front yard, two-tiered rear deck, new fencing, and a double detached garage currently under construction. Located on a quiet street, just steps to Fish Creek Park, schools, shopping, LRT, and with full lake privileges at Midnapore Lake, this is more than a home — it's a turnkey lifestyle in one of Calgary's best established communities.

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