



GRASSROOTS
REALTY GROUP

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202, 15207 1 Street SE
Calgary, Alberta

MLS # A2259502



\$375,000

Division:	Midnapore		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,056 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 643
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None.		

Welcome to the Morello in the Lake Community of Midnapore. Located close to LRT, shopping, schools and Fish Creek Park. This second-floor 2-bedroom, 2 Bathroom unit is bright and open with over 1,000 square feet of space. Features include 9 ft ceilings, large windows, a modern kitchen with stainless steel appliances, soft-close cabinets and quartz countertops. The Master Bedroom has a 4-piece ensuite and walk-in closet. There is a second 4-piece bathroom across from the second Bedroom. For your convenience, there is in-suite laundry with an additional storage area. The east-facing balcony is large enough for a BBQ and entertaining. There is a titled underground parking space, 2 underground visitor parking stalls, with additional parking in the quiet residential area. The unit corner location offers additional privacy in this well-maintained building. Lake access is included in the condo fee. Don't miss out on this exceptional opportunity.