



GRASSROOTS
REALTY GROUP

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309, 15204 Bannister Road SE
Calgary, Alberta

MLS # A2270562



\$329,000

Division:	Midnapore		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Penthouse		
Size:	1,012 sq.ft.	Age:	2002 (23 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Radiant	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 749
Basement:	-	LLD:	-
Exterior:	Stone, Stucco	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

Welcome to this stunning 2-bedroom, 2-bathroom penthouse condo with a spacious loft, located in the highly sought-after lake community of Midnapore. Offering exclusive private lake access (HOA included in the condo fees), this home combines lifestyle and convenience in one of Calgary's most desirable neighbourhoods. Step inside to an open-concept floor plan featuring a modern kitchen with an eat-up bar, a dining area, and a bright living room with vaulted ceilings and a cozy gas fireplace. Large west-facing windows flood the space with natural light, while the patio—complete with a BBQ gas line—is perfect for relaxing or entertaining. The primary suite offers a walk-in closet and a private ensuite, while the second bedroom and half bathroom provide comfort & convenience for family or guests. Upstairs, the versatile loft area makes a fantastic office, additional living space, or even a third bedroom. Additional highlights include in-suite laundry, a spacious foyer, and a titled parking stall in the secure parkade. Enjoy the year-round benefits of Midnapore Lake, from swimming, fishing and paddleboarding in the summer to skating & ice fishing in the winter. All this, plus an unbeatable location close to Fish Creek Park, the Calgary C-Train, Shawnessy shopping, Southcentre Mall, schools, and countless amenities.