



108, 15204 Bannister Road SE
Calgary, Alberta

MLS # A2276745



\$315,000

Division:	Midnapore		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	820 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	0.45 Acre		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 642
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks		

Inclusions: Front Entry Mirror, Shoe Cabinet

SIGNIFICANT PRICE IMPROVEMENT - Beautifully bright and fully updated 2-bedroom, 2-bathroom corner unit in the sought-after lake community of Midnapore. This ground-floor home sits slightly elevated, offering the convenience of easy access while still feeling private, with mature trees and a west-facing balcony to enjoy afternoon sun. Large south and west-facing windows flood the home with natural light, creating a warm and inviting living space. The fully renovated kitchen (2024) features modern cabinetry, quartz countertops, stainless steel appliances, and contemporary finishes that flow seamlessly into the open-concept living and dining area with high ceilings and a cozy fireplace. The home has been refreshed with luxury vinyl plank flooring throughout, updated trim, hardware, window coverings, and bathroom vanities, and includes the added comfort of in-floor heating and in-suite laundry. Residents enjoy secure underground parking with elevator access, making this unit especially appealing for downsizers, professionals, or investors. Two spacious bedrooms and two full bathrooms provide flexibility for guests, shared living, or a home office. Located just minutes from Fish Creek Park, shopping, transit, and St. Mary's University, and including year-round lake access to Midnapore Lake with swimming, skating, tennis, and clubhouse amenities. A bright, move-in-ready corner unit offering comfort, convenience, and lifestyle.