



GRASSROOTS
REALTY GROUP

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**302, 15320 Bannister Road SE
Calgary, Alberta**

MLS # A2286505

\$299,900



Division:	Midnapore		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	970 sq.ft.	Age:	2002 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 662
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C2 d155
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings, No Smoking Home		
Inclusions:	None		

Why pay rent when you can own this affordable 3rd-floor 970 sq. ft. apartment with west-facing urban views! Tastefully upgraded with luxury vinyl plank flooring throughout, 9-foot ceilings, a refreshed kitchen, professionally painted, and estate-quality baseboards. This TWO-bedroom home has a warm gas fireplace to keep you cozy warm in the winter and an A/C unit to cool you off in the summer. Enjoy the sun-drenched rooms, sweeping urban views, in-suite laundry, separate underground storage and underground heated parking. This terrific building has updated hallways and features two guest suites, a common room, and more. Full lake privileges include swimming, skating, tennis and pickleball, fishing, and hanging out on the beach. Walk to Fish Creek Park, shopping, schools and great access to the LRT. Condo fees include heat, water, sewer, and electricity.