



108, 15233 1 Street SE  
Calgary, Alberta

MLS # A2302518



**\$249,900**

<b>Division:</b>	Midnapore		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	617 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 557
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Open Floorplan, Stone Counters		

**Inclusions:** N/A

Step inside and experience a beautifully maintained residence in the heart of Midnapore’s highly sought-after lake community. From the moment you enter, you’re greeted by a bright, open-concept layout that immediately feels inviting—designed for both relaxed daily living and effortless entertaining. The interior showcases a seamless flow between the kitchen, dining, and living areas, creating a space that feels both spacious and connected. Large windows allow natural light to pour in, enhancing the warm and welcoming atmosphere throughout the home. The kitchen stands out with its modern finishes, sleek stone surfaces, stainless steel appliances, and abundant cabinetry, offering both style and functionality. Whether preparing a quiet dinner or hosting guests, the space is thoughtfully designed to support it all. The living area extends naturally from the kitchen, providing a comfortable setting to unwind or gather, with a layout that maximizes both openness and usability. Every detail reflects careful upkeep and pride of ownership, making the home feel truly move-in ready. Located on the ground floor, the unit offers the added convenience of direct exterior access, enhancing everyday practicality and ease of entry. Additional features include titled underground parking and titled storage, ensuring secure and stress-free living. Perfectly positioned within walking distance to shopping, dining, transit, and everyday essentials, and just moments from the scenic pathways of Fish Creek Provincial Park, this home also grants access to Midnapore’s exclusive private lake—offering year-round recreation in one of Calgary’s most established communities.