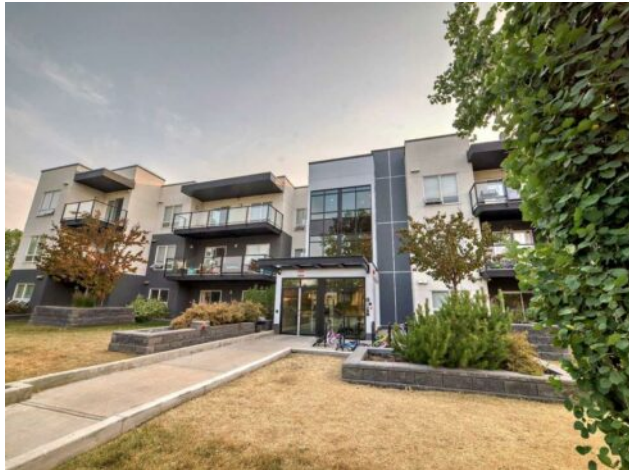




119, 15233 1 Street SE
Calgary, Alberta

MLS # A2151932



\$309,990

Division:	Midnapore		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	697 sq.ft.	Age:	2014 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 593
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Storage		

Inclusions: N/A

Discover an exceptional unit located at 15233 1 Street SE, offering a perfect blend of comfort and convenience. This inviting residence features 2 bedrooms and 2 bathrooms, ideal for both relaxation and practical living. Situated on the main floor, this unit provides easy access to a large patio that opens directly onto a serene front green space, creating a tranquil retreat right at your doorstep. Imagine enjoying your morning coffee or hosting gatherings in this picturesque outdoor setting. Added conveniences include a titled parking stall and a titled storage unit, ensuring ample space for vehicles, belongings, and seasonal items. Organization and accessibility are effortlessly managed, providing peace of mind and enhancing daily efficiency. The appeal extends with exclusive lake access, where residents can enjoy a variety of seasonal activities. In the winter, the lake transforms with ice rinks and cozy fireside gatherings, perfect for skating and warming up by the fire. In the summer, residents can indulge in swimming, picnics by the water, and take advantage of tennis and pickleball courts for outdoor recreation. The HOA fee is wrapped into the condo fee so there is no additional cost for access to all these wonderful community amenities. Nestled within an incredible community, this unit benefits from a welcoming neighborhood ambiance and a strong sense of camaraderie among residents. Moreover, the location is unbeatable, offering proximity to essential amenities, recreational facilities, and convenient access to major transportation routes. Whether you're commuting to work or exploring local attractions, this central position caters to diverse lifestyle needs. Unit 119 epitomizes modern living with its thoughtful design, sought-after features, and prime location. It presents a rare opportunity to embrace comfort, connectivity, and community in one

impressive package. Call your favorite realtor today and book a showing!