



**GRASSROOTS**  
REALTY GROUP

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101, 15320 Bannister Road SE  
Calgary, Alberta

MLS # A2152826



**\$334,988**

Division:	Midnapore		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	980 sq.ft.	Age:	2002 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fireplace(s)	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 579
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C2 d155
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Pantry		

Inclusions: N/A

**SUPERB LOCATION! WELCOME** to your new HOME, a well-maintained main floor condo in the alluring community of Midnapore. Boasting two bedrooms, two bathrooms, and a convenient IN-UNIT LAUNDRY, this HOME offers a perfect blend of comfort and convenience. Walk into the OPEN-CONCEPT living space with a layout for entertaining, featuring a delightful kitchen with almost NEW STAINLESS STEEL appliances, natural wood, and white cabinets, complemented by a raised breakfast bar. The sizeable living room is furnished with a cozy corner FIREPLACE & ushers to a BALCONY where you can relax and enjoy the outdoors. This room offers a large window allowing for natural sunlight to flow throughout the unit. Adjoining the living area is the dining space that seats a CROWD. The two good-sized bedrooms are placed on each side of the living space, ensuring privacy. The primary bedroom is a SANCTUARY in itself, complete with a WALK-IN CLOSET and a four-piece ENSUITE. The CONDO FEES INCLUDE ALL UTILITIES (heat, water, sewer, and electricity). Enjoy the added benefits of great access to public transportation, shopping, and exclusive LAKE PRIVILEGES for fishing, boating, swimming, and skating. No need to fret about landscaping and snow removal &ndash; it's all taken care of. With an assigned heated underground parking stall, you can start your mornings comfortably, especially in those cold winter months. The building is equipped with security cameras, providing an extra layer of safety. Whether you're starting a new chapter or downsizing, this condo presents an excellent investment opportunity. **ADDITIONAL FEATURES:** New Roof (2023), New HVAC System (2023), Common Area New Flooring and Paint (2023), Front Walkway (Podium) Replacement (2023), New Building Electrical (2023), New Stucco on South Side

of the building (2023), Gas BBQ Line on patio. TAKE ACTION as this WILL SELL SOON!