



**304, 15233 1 Street SE
Calgary, Alberta**

MLS # A2153625



\$317,500

Division:	Midnapore		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	696 sq.ft.	Age:	2015 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 593
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Stone Counters		

Inclusions: N/A

MidCity Condos is one of the newest and most modern apartment buildings in Midnapore, completed in 2015, and this updated top floor unit is a real gem! This 2 bedroom, 2 bathroom top floor unit is a fantastic opportunity to own your own home in this established neighbourhood. With upgraded flooring and new paint throughout, this place is ready for you to move right in and start enjoying summer at Lake Midnapore! You'll love the contemporary finishing throughout this unit, including the spacious and functional kitchen with quartz countertops and a large island that also serves as a dining area. Beautiful new laminate flooring runs throughout the unit, with tile flooring in the bathrooms and laundry room. The master bedroom features an ensuite with twin sinks and tiled shower. The second bedroom is a good size, and a 4 piece main bathroom and in suite laundry complete the apartment. Large windows in each room provide great natural light throughout this home, and there's a huge 23' x 7' balcony to relax and entertain while enjoying the nice views across the community. The location of this modern building is ideal, a short walk to the lake (Midnapore Lake Residents Association privileges are included in the condo fees!), Fish Creek Park, shopping, entertainment and both Fish Creek and Shawnessy c-train stations. A titled secure underground parking stall and a titled storage unit also come with the unit. This won't last long, check it out while you can.