



307, 15233 1 Street SE
Calgary, Alberta

MLS # A2190072



\$299,900

Division:	Midnapore		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	701 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Water: -

Floors: Carpet, Laminate

Sewer: -

Roof: -

Condo Fee: \$ 610

Basement: -

LLD: -

Exterior: Stucco

Zoning: M-C1

Foundation: Poured Concrete

Utilities: -

Features: Kitchen Island

Inclusions: None

Discover your perfect home in the highly sought-after lake community of Midnapore with this beautifully appointed main-floor end-unit condo. Combining modern convenience with outdoor serenity, this 2-bedroom, 2-bathroom + den residence offers everything you need for a comfortable and connected lifestyle. From the moment you step inside, the thoughtful layout and warm ambiance make you feel right at home. The open-concept design is ideal for entertaining and everyday living, seamlessly connecting the living, dining, and kitchen areas. Large windows in this end-unit invite abundant natural light, while the unit's positioning ensures a sense of privacy and tranquility. Standout Features: Prime End-Unit Location: Enjoy the benefits of an end unit with added windows for extra light, enhanced privacy, and direct access to a spacious patio overlooking a serene green space. The patio provides the perfect outdoor retreat for morning coffee, relaxing evenings, or entertaining guests. Modern Kitchen: The well-equipped kitchen boasts sleek countertops, ample storage, and a convenient breakfast bar, making it a functional and stylish centerpiece for the home. Primary Bedroom Retreat: The spacious primary suite features a walk-through closet leading to a private 3-piece ensuite, creating a peaceful sanctuary for rest and relaxation. Second Bedroom & Den: The generously sized second bedroom is ideal for family, guests, or a roommate, while the versatile den offers the perfect space for a home office, creative studio, or additional storage. Pet-Friendly Living: Bring your furry family members! This condo welcomes up to 2 dogs or cats, a rare feature that makes it ideal for pet owners. Midnapore offers a unique balance of natural beauty and urban convenience. This condo is within walking distance of local shops, restaurants, schools, and public transit, with easy access to

major transportation routes. Nearby Fish Creek Park provides endless opportunities for outdoor exploration, including trails, wildlife spotting, and year-round recreation. This condo is the perfect combination of style, practicality, and community connection. Whether you're starting fresh, downsizing, or looking for a peaceful retreat with urban amenities, this property offers it all.