



204, 15233 1 Street SE
Calgary, Alberta

MLS # A2190445



\$312,500

Division:	Midnapore		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	688 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Enclosed, Garage Door Opener, Heated Garage, Insulated, Secured, Titled, U		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Flat Torch Membrane, Flat	Condo Fee:	\$ 610
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home		

Inclusions: TV wall mounting in the Living Room and the secondary bedroom, electronic lock, Wall Mounted TV Cabinet in the living room, the shelves in the laundry room, and the built-in cabinets with drawers in both bedrooms.

Welcome to MidCity in the beautiful Lake Community of Midnapore! This recently painted condo, featuring a brand-new dishwasher, offers the perfect blend of charm and convenience. Located just steps from countless amenities, it's a short walk to St. Mary's University and a quick 2-minute drive to the Community Lake, where endless activities await. Shawnessy is nearby, offering the C-Train, movie theatres, grocery stores, and vibrant shopping. Nature lovers will appreciate the trails of Fish Creek Provincial Park, while equestrian enthusiasts can enjoy world-class show jumping at Spruce Meadows. This thoughtfully designed condo boasts an open-concept kitchen and living area that divides two spacious bedrooms, each with its own bathroom, including a primary suite with double sinks. The property also includes in-suite laundry, heated underground titled parking, and a secure storage cage. Plus, the HOA fee is conveniently included in the Condo Fee, simplifying your monthly expenses. Whether you're an investor with a wonderful tenant already in place, a parent seeking a home for a student at the nearby university, or someone looking for a starter home with access to all the amenities of the South, this property is a fantastic choice. Imagine days filled with tennis at the lake, scenic bike rides through the park, or visits to Dewinton stables, all within easy reach. Nestled in a kid- and pet-friendly building, this condo is more than a home — it's a lifestyle. Don't miss out; call your favourite Realtor to schedule your private showing today!