



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**305, 15212 Bannister Road SE  
Calgary, Alberta**

**MLS # A2207674**



**\$369,900**

<b>Division:</b>	Midnapore		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,131 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 618
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, High Ceilings, See Remarks, Storage, Walk-In Closet(s)		

**Inclusions:** Call seller directly

Click brochure link for more details. Elegant Top-Floor Condo in Midnapore | 12-ft Ceilings, Underground Parking & Lake Access. Enjoy refined, low-maintenance living in this top-floor, corner-unit 2-bed, 2-bath condo in Midnapore &mdash; featuring some of the lowest condo fees per sqft in the area. The open-concept layout boasts heated floors, soaring 12-ft vaulted ceilings, large windows, and recent updates including fresh paint and modern finishes. The kitchen offers natural stone countertops, stainless steel appliances, and a breakfast bar. The oversized primary bedroom includes a walk-in closet, while the second bedroom and full bath provide great flexibility for guests or a home office. Relax on the private balcony overlooking the courtyard, complete with a gas line and included BBQ. Extras include titled underground heated parking, a storage locker, and in-suite laundry. Enjoy year-round access to Lake Midnapore for paddle-boarding, tennis, skating, and more. Close to Fish Creek Park, St. Mary's University, the CTrain, Shawnessy shopping, and local dining and fitness options. This is your chance to own a stylish, well-appointed home in a vibrant yet peaceful community.