



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

208, 15207 1 Street SE
Calgary, Alberta

MLS # A2322303



\$349,900

Division:	Midnapore		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	882 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, See Remarks, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 564
Basement:	-	LLD:	-
Exterior:	Mixed, Silent Floor Joists, Stone, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, See Remarks, Stone Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

WOW ! Welcome to the handsome Morello! This beautiful 2- bedroom, 2 full bath condo features a modern kitchen with Quartz countertops and stainless steel appliances, spacious rooms, air conditioning, titled underground parking stall, and underground guest parking. FRESHLY painted throughout, this home also boasts durable laminate plank flooring, new LED light fixtures, and many more thoughtful updates. The well-managed condo offers reasonable condo fees, which include the HOA lake fee for added value. Ideally located within walking distance of St. Mary,s University, the LRT, shopping, and the breathtaking Fish Creek Provincial Park, this home truly has it all! PRICED to SELL-do not miss this exceptional opportunity!!!!!!!!!!!!