



GRASSROOTS
REALTY GROUP

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318, 15233 1 Street SE
Calgary, Alberta

MLS # A2325060



\$266,900

Division:	Midnapore		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	684 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 610
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Pantry		

Inclusions: Bed Frame, Chest, and Night Stand in Primary Bedroom

Welcome to this bright, beautifully maintained top-floor corner condominium, where high ceilings, expansive windows, and an abundance of natural light create an inviting and spacious atmosphere. The thoughtfully designed open-concept floor plan offers the perfect balance of comfort and functionality, complemented by an additional den that is ideal for a home office, study, or flexible living space. Step outside to your private balcony overlooking a quiet residential street. A peaceful retreat complete with a natural gas line for convenient BBQing and outdoor entertaining. Ownership includes year-round access to the sought-after Midnapore Lake community, offering an exceptional four-season lifestyle. Spend your summers enjoying the private beach, boating, paddleboarding, kayaking, and fishing, while winter brings skating and seasonal activities. Residents also enjoy access to sports courts, BBQ and picnic areas, recreational facilities, and a wide variety of programs and events for both families and adults. Convenience continues with a titled underground parking stall, ideally situated near a surveillance camera for added peace of mind, as well as a titled storage locker. Nicely located just steps from the elevator and staircase, this home offers easy everyday accessibility. Perfectly positioned within walking distance to the Shawnessy LRT Station, shopping, restaurants, and St. Mary's University, and only minutes from Fish Creek Provincial Park, this exceptional property combines comfort, convenience, and an outstanding recreational lifestyle in one of Calgary's most desirable lake communities. Whether you're a first-time buyer, downsizing, or an investor, this move-in-ready condo offers an incredible opportunity to enjoy maintenance-free living with resort-style amenities year-round.

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