



GRASSROOTS
REALTY GROUP

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211, 15304 Bannister Road SE
Calgary, Alberta

MLS # A2326031



\$250,000

Division:	Midnapore		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	645 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	1
Garage:	Heated Garage, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 554
Basement:	None	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Vinyl Windows		

Inclusions: N/A

LAKE ACCESS & BEST LOCATION IN THE COMPLEX FACING THE COURTYARD! This turnkey, move-in ready second-floor condo offers exclusive Lake Midnapore access and quick possession if desired. Beautifully renovated throughout, this spacious two-bedroom home combines style, comfort, and convenience in one of the community's most desirable locations. Ideally situated just steps from the elevator, it offers effortless access while still enjoying a quiet courtyard-facing setting. The stunning kitchen features new quartz countertops, a large peninsula, tiled backsplash, an undermount sink, updated fixtures, and brand-new stainless-steel appliances. Fresh paint, new flooring, modern baseboards, updated lighting, and electrical outlets complete the contemporary design. The bright primary bedroom offers extra windows, plenty of natural light, and a generous closet. The renovated bathroom showcases matching quartz countertops, while the in-suite laundry and dedicated storage room add everyday practicality. Enjoy your private east-facing balcony overlooking the peaceful courtyard, complete with a natural gas BBQ hookup—perfect for relaxing or entertaining. Condo fees include heat, water, sewer, one secured heated underground parking stall, and exclusive year-round access to Lake Midnapore, where you can enjoy swimming, fishing, skating, paddleboarding, and countless recreational activities. Window air conditioning provides added comfort, and pets are welcome with board approval. Ideally located within walking distance to shopping, restaurants, schools, Fish Creek Park, and the LRT, this exceptional home offers the perfect blend of low-maintenance living and an unbeatable lake community lifestyle. Simply move in and enjoy!

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