



GRASSROOTS
REALTY GROUP

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315, 15233 1 Street SE
Calgary, Alberta

MLS # A2329678



\$232,990

Division:	Midnapore		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	570 sq.ft.	Age:	2016 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 513
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters		

Inclusions: Window Air conditioner.

Top-Floor 1 Bedroom + Den — Great Value in Midnapore, one of Calgary's most established lake communities. This original-owner unit sits on the TOP FLOOR, with no neighbours above, and offers a layout that's hard to match at this price point. 570 SQ FT, 1 BEDROOM + DEN, 1 BATHROOM. The DEN has its own WINDOW — a real second room, not just a closed-off flex space — ideal for a home office, guest space, or nursery. Outside, an exceptionally LARGE, 115 SQ FT WEST-FACING BALCONY — nearly the size of a second living room — comes with a NATURAL GAS BBQ HOOKUP, offering outdoor space that's hard to find at this price point. IN-SUITE LAUNDRY keeps everyday living simple. A TITLED UNDERGROUND PARKING STALL and TITLED STORAGE LOCKER are included, and the building is PET-FRIENDLY with board approval. Condo fees cover HEAT, GAS, WATER, SEWER, and the MIDNAPORE LAKE HOA FEE — only electricity and cable/internet are separate, making monthly costs predictable. That HOA fee unlocks exclusive, YEAR-ROUND ACCESS TO LAKE MIDNAPORE, with swimming, paddleboarding, and fishing in summer and skating in winter. Located close to Shawnessy shopping, dining, and grocery options, with bus service connecting to the Shawnessy and Fish Creek-Lacombe LRT STATIONS for a quick and easy downtown commute. FISH CREEK PARK is minutes away for walking and biking trails, and St. Mary's University is close by as well. Zoned for Midnapore School (elementary), MidSun Junior High, and Centennial High School — all part of the Calgary Board of Education. A well-priced, move-in-ready opportunity in a lake community that rarely comes available at this level.

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