

**101, 15212 Bannister Road SE**  
**Calgary, Alberta**

**MLS # A2214414**



**\$339,900**

<b>Division:</b>	Midnapore		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,125 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Fireplace(s), Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 611
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** TV Mounts (2), Kitchen Bar Stools (2)

Welcome to LAKE LIFE in one of Calgary's most sought-after communities! This generous 1,125 sq.ft. main floor unit offers the perfect blend of modern comfort, space, and year-round outdoor lifestyle. Step into a large foyer that flows into a bright open-concept living and dining area complete with a cozy gas FIREPLACE—ideal for relaxing or entertaining. The kitchen is thoughtfully designed with a sit up island, BRAND-NEW QUARTZ countertops, and all NEW STAINLESS-STEEL APPLIANCES, perfect for cooking and hosting. The spacious primary bedroom is a true retreat, featuring a 4-piece ensuite with a JETTED TUB, stand-up shower, and a large WALK-IN CLOSET. The second bedroom is also generously sized and adjacent to a full 4-piece bath. Enjoy warm summer evenings on the west facing balcony with BBQ space and appreciate the added convenience of in-suite laundry, ample storage, and TWO TITLED underground PARKING STALLS (side-by-side). Located in the heart of Midnapore—steps to transit, shopping, restaurants, and nature. You'll love the PRIVATE LAKE ACCESS offering year-round recreation including fishing, paddle boarding, skating, and scenic walking paths to Fish Creek Park. The community also boasts a neighborhood garden and mature, tree-lined streets. Schedule your viewing today and see why this could be your perfect next home!