

**205, 15304 Bannister Road SE**  
**Calgary, Alberta**
**MLS # A2215916**

**\$255,000**

<b>Division:</b>	Midnapore		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	633 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 550
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers		

**Inclusions:** Refrigerator, electric stove, dishwasher, washer, dryer, all window coverings, closet organizer, shelving and desk in the office

Welcome to this exceptional 1 Bedroom + Den unit with an underground parking stall in the highly sought-after lake community of Midnapore. This residence offers the perfect blend of convenience, an impressive layout, and remarkable value. Step inside, and you'll be greeted by an open floor plan with 9 foot ceilings. The well-appointed kitchen boasts an eating bar, stainless steel appliances, and an abundance of cupboard and counter space. The generously sized living room is enhanced by upgraded laminate flooring, creating an inviting atmosphere for relaxation. The adjacent dining area seamlessly connects these spaces. The spacious bedroom serves as a comfortable retreat, complete with a 4-piece bathroom adjacent to it. Practicality meets style with an in-unit laundry and a den with shelving and a desk, perfect for your home office (and storage). A notable feature of this unit is the expansive balcony equipped with a gas line for your BBQ needs. This property's location is a true gem. Within walking distance to tons of amenities including the lake with beach area, recreation facilities, Fish Creek Park, schools, groceries, coffee shops, C-Train station and bus routes. Whether you're a first-time buyer, an investor, or looking to downsize, this home caters to your needs. The added advantage of having easy access to major roadways like Macleod Trail and Stoney Trail ensures that getting around the city (or out of the city) is a breeze. The convenience is unparalleled. What more could you ask for? Don't miss this opportunity - schedule your private viewing today and experience the exceptional lifestyle this property offers.