

308, 15204 Bannister Road SE  
 Calgary, Alberta

MLS # A2238837



**\$325,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Midnapore                          |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Multi Level Unit         |               |                   |
| <b>Size:</b>     | 943 sq.ft.                         | <b>Age:</b>   | 2002 (23 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Parkade, Underground               |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                                                                                                           |                   |        |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | In Floor                                                                                                                                  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Hardwood, Slate                                                                                                                   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                                                                                         | <b>Condo Fee:</b> | \$ 693 |
| <b>Basement:</b>   | -                                                                                                                                         | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stucco, Wood Frame                                                                                                                        | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -                                                                                                                                         | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Bookcases, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Recessed Lighting, Skylight(s), Storage, Vaulted Ceiling(s) |                   |        |
| <b>Inclusions:</b> | Kitchen Island                                                                                                                            |                   |        |

This stylish loft is located in the popular southwest community of Midnapore and is in a quiet, secure building. As you enter you will be blown away by the bright, open living space. Vaulted ceilings and skylights will flood your condo with light. The main floor has a large primary bedroom (also with vaulted ceilings) and large windows that face south. The bright living room features an impressive stone gas fireplace and large windows. The open concept kitchen will allow you remain involved in the conversation when you are hosting family and friends. The kitchen has plenty of cabinetry, matching appliances and island that will give you extra prep space. The loft area comes with a closet that lets you to use the space either as an office/den or a second bedroom. Your new home comes with access to the private Midnapore Lake for year-round recreation with the HOA fees included in your monthly condo fees. If you like to hike, bike or walk, Fish Creek Provincial Park is just down the street. This complex has secure underground titled parking and storage. If you prefer to take transit, the Shawnessy C-Train station is a short walk away, as are all the grocery stores, shopping and restaurants of Shawnessy.