

202, 15233 1 Street SE  
Calgary, Alberta

MLS # A2242062



# \$315,000

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Midnapore                          |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 692 sq.ft.                         | <b>Age:</b>   | 2016 (9 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Underground                        |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                                 |                   |        |
|--------------------|---------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Natural Gas          | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Flat                            | <b>Condo Fee:</b> | \$ 610 |
| <b>Basement:</b>   | -                               | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Wood Frame                      | <b>Zoning:</b>    | SR     |
| <b>Foundation:</b> | Poured Concrete                 | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Animal Home, No Smoking Home |                   |        |

**Inclusions:** FOB KEY

Welcome to this beautifully maintained 691 sqft apartment located in the vibrant and convenient community of Midnapore. Featuring 2 spacious bedrooms and 2 full bathrooms, this unit offers a functional layout perfect for small families, roommates, or first-time buyers. The open-concept living space is filled with natural light, creating a warm and inviting atmosphere throughout. Large windows enhance the bright and airy feel, while the well-kept interior ensures you can move in with ease and comfort. Situated in a desirable location close to shopping, transit (walking distance), schools, this apartment blends convenience, comfort, and community living. Don't miss the opportunity to call this charming space your new home!