

**205, 15207 1 Street SE**  
**Calgary, Alberta**

**MLS # A2240748**



## \$364,900

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Midnapore                          |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 894 sq.ft.                         | <b>Age:</b>   | 2014 (11 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Titled, Underground                |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |   |                   |                 |
|--------------------|---|-------------------|-----------------|
| <b>Heating:</b>    | Baseboard, Boiler, Hot Water, Natural Gas   | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Carpet, Hardwood, Tile  | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | -   | <b>Condo Fee:</b> | \$ 553          |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Stone, Stucco, Wood Frame   | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -   | <b>Utilities:</b> | -               |
| <b>Features:</b>   | High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s) |                   |                 |
| <b>Inclusions:</b> | None  |                   |                 |

Welcome to the Morello in the Lake Community of Midnapore. This Modern second floor 2 Bedroom 2 Bathroom end unit is bright and open. Features include 9 ft ceilings, large windows, Modern kitchen with stainless steel appliances, pantry, soft close cabinets, kitchen island and quartz countertops. The Master Bedroom has a 4 piece ensuite, and walk in closet and there is a second 4 piece bathroom across from the Second Bedroom. There is an in unit laundry and storage area, and the west facing balcony has a rough in for air conditioning. There is a titled underground parking stall and 2 underground visitor parking stalls. The building is situated on a quiet street and the corner location offers ease of parking for visitors or those who have an additional vehicle. Lake access is included in the condo fee and you are close to LRT bus, shopping and schools. Realtor has an interest in the property.