

**102, 15233 1 Street SE**  
**Calgary, Alberta**

**MLS # A2290798**



**\$265,000**

<b>Division:</b>	Midnapore		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	702 sq.ft.	<b>Age:</b>	2016 (10 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>	Baseboard, Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 610
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows		

**Inclusions:** n/a

Welcome to this beautifully maintained ground-floor condominium in the highly desirable lake community of Midnapore, offering the perfect blend of modern comfort and exceptional convenience. Thoughtfully designed with an open-concept layout, this stylish 2-bedroom, 2-bath residence showcases contemporary finishes and a bright, inviting atmosphere. The sleek kitchen features elegant quartz countertops, stainless steel appliances, and ample cabinetry, flowing effortlessly into the spacious living and dining areas—ideal for both everyday living and entertaining. Meticulously cared for and in excellent condition, the home reflects pride of ownership throughout. The ground-floor location offers a unique advantage with direct exterior access from the unit, providing added flexibility and convenience. Additional highlights include titled underground parking and titled storage. Perfectly situated within walking distance to shopping, restaurants, transit, and everyday amenities, and just moments from the endless pathways and natural beauty of Fish Creek Provincial Park. Residents also enjoy access to Midnapore’s private lake and year-round recreation. A rare opportunity to enjoy modern living in one of Calgary’s most established lake communities.