

306, 15304 Bannister Road SE
Calgary, Alberta

MLS # A2321804



\$259,900

Division:	Midnapore		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	648 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 550
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Welcome to Solea at Midnapore, where comfort, convenience, and lake living come together. This beautifully maintained top-floor condo offers 648 sq. ft. of thoughtfully designed living space with 2 bedrooms and 1 bathroom, making it an excellent opportunity for first-time buyers, downsizers, investors, or anyone seeking a low-maintenance lifestyle in one of Calgary's most established lake communities. The bright, open-concept layout is designed for both everyday living and entertaining, featuring 9-foot ceilings and a functional floor plan that maximizes every square foot. The kitchen is equipped with stainless steel appliances, ample cabinetry for storage, and a convenient breakfast bar that seamlessly connects to the spacious living area. Step outside onto your balcony, complete with a gas line, perfect for enjoying warm summer evenings. The primary bedroom offers a comfortable retreat, while the versatile second bedroom provides flexibility for family members, guests, or a home office. Convenient in-suite laundry and move-in ready condition allows you to settle in and enjoy from day one. Additional features include in-floor heating, a heated underground parking stall, and condo fees that include most utilities, helping to simplify your monthly expenses and provide added peace of mind. Enjoy exclusive year-round access to Lake Midnapore, where you can take advantage of swimming, skating, fishing, paddleboarding, and a variety of recreational activities. Ideally located next to Fish Creek Provincial Park and just a short walk to the LRT station, this home offers exceptional access to schools, parks, playgrounds, shopping, restaurants, and all essential amenities. This condo presents an outstanding opportunity to enjoy the best of lake community living. Don't miss your chance to own this fantastic top-floor condo in Solea at Midnapore.

Contact your favourite Realtor today to book your private showing.