

313, 15304 Bannister Road SE
Calgary, Alberta

MLS # A2349682

\$325,000

Division:	Midnapore		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	869 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Parkade, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Hot Water	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 746
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Granite Counters, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Wired for Data		

Inclusions: N/A

****OPEN HOUSE SATURDAY & SUNDAY 12-3PM**** TOP FLOOR, CORNER UNIT WITH LAKE MIDNAPORE ACCESS INCLUDED IN YOUR CONDO FEES! Offering 868 SQ FT of spacious, OPEN-CONCEPT living, this freshly painted 2-bedroom, 2-bathroom home enjoys a quiet top-floor corner location with views from its MASSIVE WRAPAROUND BALCONY with a BBQ gas line. The generous kitchen takes centre stage with a full suite of stainless steel appliances, a separate PANTRY for additional storage, and an oversized island offering plenty of space for meal preparation, casual dining, and entertaining. The open-concept layout connects the kitchen to the living area, creating an inviting space to gather or unwind. Step outside onto the expansive wraparound balcony, perfect for peaceful morning coffees or summer evenings with friends. BOTH bedrooms feature their own 4-piece ENSUITE bathroom, providing comfort and privacy for owners and guests. A separate laundry room adds everyday convenience and keeps household essentials tucked away. Enjoy the benefits of living in the established lake community of Midnapore, with LAKE ACCESS INCLUDED in your condo fees. With its quiet top-floor corner location, generous indoor and outdoor living spaces, and lake privileges, this home offers an exceptional opportunity to enjoy a low-maintenance lifestyle in Midnapore!