

202, 15233 1 Street SE
Calgary, Alberta

MLS # A2353060

\$259,000

Division:	Midnapore		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	688 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 623
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	SR
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: NONE

PRISTINE, FRESHLY PAINTED 2-BEDROOM GEM WITH LAKE ACCESS & UNBEATABLE WALKABILITY! Welcome to #202, 15233 1st Street SE. This bright, beautiful 2-bedroom home features a brand-new professional paint job and an open-concept layout perfect for young families, professionals, roommates, or downsizers looking for a quiet, low-maintenance lifestyle. THE PERKS: Enjoy premium stone countertops, high ceilings, and a spacious balcony with a natural gas BBQ line. Your comfort and accessibility are completely secured with Full Elevator Access, a secure front lobby, and a Heated Underground Titled Parking Stall alongside an extra storage locker. VACATION LIFESTYLE: Live like you're on holiday with full, four-season private access to the stunning Midnapore Lake for beautiful beach walks, swimming, tennis, and winter skating. UNMATCHED STEP-OUT-YOUR-DOOR CONVENIENCE: Leave the car in the heated garage! This exceptional location offers phenomenal walkability to top-tier childcare, diverse dining, and rapid transit: • Premium Childcare & Recreation: Just steps from top-rated, big-name daycares including Kids & Company, Growing Gym, and Play Play Play. • Transit & Fitness: A quick, easy walk to the CTrain station for seamless city commuting, and steps from Fitness Plus. • Fantastic Dining & Shopping: Right around the corner from Tim Hortons, Pizza Hut, Subway, 7-Eleven, a fresh food market, a local dollar store, a specialized African grocery store, and the renowned Mui Thi martial arts and fitness studio. • Quiet, Safe Setting: Tucked away in a mature, highly respected pocket of the community alongside clean, quiet senior residences—providing a peaceful neighborhood atmosphere with low traffic noise. This move-in-ready condo offers the ultimate blend of high-end convenience, safety, and

lakeside leisure. Book your private viewing today.