

**405, 15320 Bannister Road SE  
Calgary, Alberta**

**MLS # A2176612**



**\$339,900**

<b>Division:</b>	Midnapore		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	984 sq.ft.	<b>Age:</b>	2002 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Assigned, On Street, Parkade, Secured, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 574
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Elevator, Granite Countertops, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

**\*\*OPEN HOUSE! Saturday, November 2: 2-4pm!\*\*** Discover one of the most sought-after condo locations in the vibrant LAKE COMMUNITY of Lake Midnapore! This immaculate 2-bedroom, 2-bathroom TOP FLOOR unit has been beautifully UPDATED, featuring GRANITE countertops in both bathrooms, FRESH PAINT, NEWER CARPET, MODERN LIGHT FIXTURES, and more! The OPEN CONCEPT layout includes a well-appointed kitchen with GRANITE countertops, UPGRADED WOOD CABINETRY, STAINLESS-STEEL APPLIANCES, and a BREAKFAST BAR that seats four. The spacious living room includes a cozy corner GAS FIREPLACE and opens to a private, generously sized balcony. Adjacent to the kitchen, the dining area accommodates a table for four and boasts a BUILT-IN BEVERAGE FRIDGE, ideal for entertaining. The thoughtfully designed layout separates the bedrooms for privacy - perfect for roommates or guests. The master bedroom comfortably fits a king-sized bed and features a WALK-THROUGH CLOSET leading to a full ENSUITE bathroom. The second bedroom includes a WALK-IN CLOSET and is conveniently located with direct access to the second bathroom, also updated with a GRANITE countertop. For added convenience, the laundry room includes extra shelving and a stacking washer/dryer. This quiet, east-facing unit is bathed in morning light. The UNDERGROUND PARKING STALL includes a STORAGE CAGE and is conveniently located near the elevator, making it ideal for those with mobility needs. Enjoy YEAR-ROUND LAKE PRIVILEGES with swimming in the summer, and skating and tobogganing in the winter! The location is a short walk to Fish Creek Park, LRT, shopping, and other amenities. Ample VISITOR PARKING at the back and street parking are available, and the PET-FRIENDLY BUILDING (with board

approval) even offers a rentable guest suite. Don't miss the opportunity to make this remarkable condo your own.