

112, 15233 1 Street SE
Calgary, Alberta

MLS # A2176717



\$243,800

Division:	Midnapore		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	465 sq.ft.	Age:	2014 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 400
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Elevator, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows		
Inclusions:	All furniture in unit		

Discover the perfect blend of comfort and convenience in this inviting 1-bedroom, 1-bathroom apartment located in the serene lake community of Midnapore on the south end of Calgary. This main floor unit is an ideal choice for first-time buyers or savvy investors. As you step inside, you're greeted by an open-concept living area that maximizes both space and natural light. The well-appointed kitchen flows effortlessly into a cozy living room, creating a warm and welcoming atmosphere perfect for relaxation or entertaining guests. The bedroom serves as a restful retreat, complete with ample closet space and large windows that fill the room with light. One of the standout features of this apartment is the charming walkout patio, your own private outdoor space. It's an ideal spot to enjoy morning coffee or unwind with a good book while soaking in the tranquil surroundings. The patio also makes hosting small gatherings a breeze, seamlessly connecting indoor and outdoor living. Practicality meets comfort with titled parking and a titled storage unit, providing you with the convenience and peace of mind that comes from having your vehicle secured and additional space for seasonal items or recreational gear. Living in this vibrant lake community offers an array of amenities, including scenic walking paths, picnic areas, and seasonal activities such as swimming and kayaking. The friendly neighborhood atmosphere fosters a sense of belonging, making it easy to connect with fellow residents who share a love for outdoor living. Your HOA payments are included in your monthly condo fee, making it easy to keep everything organized. With its desirable features, prime location, and strong investment potential, this charming 1-bedroom apartment is not just a home; it's a lifestyle opportunity waiting to be embraced. Don't miss your chance to make this lovely

space your own and enjoy all the beauty and tranquility that lake community living has to offer!