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109, 15233 1 Street SE
Calgary, Alberta

MLS # A2158263



\$249,900

Division:	Midnapore		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	466 sq.ft.	Age:	2015 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Garage Door Opener, Heated Garage, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	City Lot, Lawn, Street Lighting, Treed		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 400
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	Cable, Electricity, Natural Gas, Garbage Collection, PH
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Track Lighting, Walk-In Closet(s)		
Inclusions:	Floating Shelves in the Bathroom, Venetian Blinds, Vertical Blinds		

WELCOME to this IMMACULATE 465.57 Sq Ft Apartment that has 1 Bedroom, 1 (4 pc) Bathroom, a 17'x10' X 7'x10' Parking Stall, + a 4'x4' X 3'x4' Storage Locker in the ALTURE MIDCITY (Low-Rise) Condo Building in the NEIGHBOURLY Community of MIDNAPORE!!! This area is SOUGHT-AFTER because it's ideal for anyone seeking a STYLISH, + FUNCTIONAL living environment making it a HOME. There are bushes/trees in front of the building, + a bicycle rack. Walking inside the apartment, you will see the 9' KNOCKDOWN Ceilings, NEUTRAL Color Tones, + OPEN CONCEPT Floor Plan. The foyer has a closet for STORAGE, + a Laundry Room on the right w/Stacked Washer, + a Dryer. This MODERN Kitchen has Pendant Lighting, GORGEOUS Mocha Cabinetry w/Pantry for extra storage, Glass-tiled backsplash, SS Appliances. Sleek QUARTZ Countertops, an ISLAND w/Breakfast Bar incl/room to sit across each other for meals making MEMORABLE conversations. You could even have extra counter space for cooking or baking w/LOVED ONES or a workstation w/laptop. Step into a LIGHT-FILLED Living room offering plenty of space for RELAXING, + ENTERTAINING. The door leads out to the Patio outside, + a Gas Line for the BBQ. It faces WEST giving SUNSHINE, + WARMTH on chilly days. It is ENJOYABLE to watch the sunset, in the evenings as you LOUNGE in a chair. You can also put out a table for outdoor dining on those SUMMER nights. There is room for a small garden area, plant flowers/herbs, + bushes in front give some privacy. The generously sized bedroom provides a PEACEFUL retreat, a perfect spot to UNWIND after a long day. The 4 pc bathroom is functional, + elegant, featuring modern fixtures/finishes, + Soaker Tub for those QUIET moments. This HOME is in a

SECURED building w/HEATED Underground Titled Parking (#67), + an Assigned Storage Locker (#133). The Residents of Midnapore can access all the AMENITIES of Lake Midnapore for a small annual fee if they become members of the Midnapore Lake Residents Association. They have Fishing, Boating, Swimming, + Winter Sports at Midnapore Lake. Events like Movie on the Beach, + Food/Popcorn/Ice Cream Trucks, + Pickleball/Tennis Courts. The Mid-Sun Community Centre offers a Community Garden, senior activities, + more. It is near Bike Trails, Parks, Lake Midnapore, Lake Bonavista, + FISH CREEK Provincial Park for Outdoor Enthusiasts. It is located within WALKING Distance of the Shawnessy, + Lacombe LRT Stations, Grocery stores, Retail stores, Restaurants, Fitness facilities, + Schools (Elementary/High School). It is a 5-minute drive to Chinook Mall, + an easy 25-minute commute to downtown. This CHARMING apartment is a perfect blend of COMFORT, + CONVENIENCE. Don't miss the opportunity to make this delightful space your own. Imagine yourself enjoying all the benefits this lovely HOME offers, BOOK a showing TODAY!!!