

108, 15204 Bannister Road SE  
Calgary, Alberta

MLS # A2276745



**\$315,000**

<b>Division:</b>	Midnapore		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	820 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	0.45 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 642
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks		

**Inclusions:** Front Entry Mirror, Shoe Cabinet

**SIGNIFICANT PRICE IMPROVEMENT** - Beautifully bright and fully updated 2-bedroom, 2-bathroom corner unit in the sought-after lake community of Midnapore. This ground-floor home sits slightly elevated, offering the convenience of easy access while still feeling private, with mature trees and a west-facing balcony to enjoy afternoon sun. Large south and west-facing windows flood the home with natural light, creating a warm and inviting living space. The fully renovated kitchen (2024) features modern cabinetry, quartz countertops, stainless steel appliances, and contemporary finishes that flow seamlessly into the open-concept living and dining area with high ceilings and a cozy fireplace. The home has been refreshed with luxury vinyl plank flooring throughout, updated trim, hardware, window coverings, and bathroom vanities, and includes the added comfort of in-floor heating and in-suite laundry. Residents enjoy secure underground parking with elevator access, making this unit especially appealing for downsizers, professionals, or investors. Two spacious bedrooms and two full bathrooms provide flexibility for guests, shared living, or a home office. Located just minutes from Fish Creek Park, shopping, transit, and St. Mary's University, and including year-round lake access to Midnapore Lake with swimming, skating, tennis, and clubhouse amenities. A bright, move-in-ready corner unit offering comfort, convenience, and lifestyle.