

# \$249,900 - 109, 15233 1 Street Se, Calgary

MLS® #A2158263

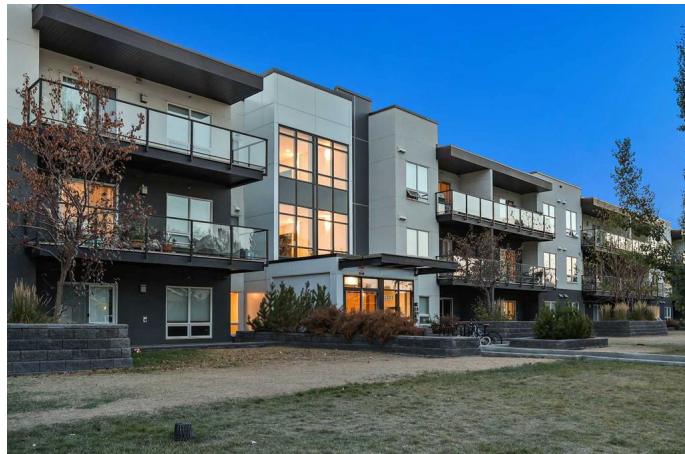
**\$249,900**

1 Bedroom, 1.00 Bathroom, 466 sqft

Residential on 0.00 Acres

Midnapore, Calgary, Alberta

WELCOME to this IMMACULATE 465.57 Sq Ft Apartment that has 1 Bedroom, 1 (4 pc) Bathroom, a 17' x 7' Parking Stall, + a 4' x 3' 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!!!

Built in 2015

### **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | A2158263  |
| Price  | \$249,900 |

|                |             |
|----------------|-------------|
| Sold Price     | \$243,000   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 466         |
| Acres          | 0.00        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Sold        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 109, 15233 1 Street Se |
| Subdivision | Midnapore              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2X 0X5                |

### Amenities

|                |                                                                                                                                      |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Storage                                                                                                        |
| Utilities      | Cable Available, Electricity Available, Natural Gas Available, Garbage Collection, Phone Available, Sewer Available, Water Available |
| Parking Spaces | 1                                                                                                                                    |
| Parking        | Garage Door Opener, Heated Garage, Parkade, Stall, Titled, Underground                                                               |

### Interior

|                   |                                                                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Track Lighting, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings                                                  |
| Heating           | Hot Water                                                                                                                                                         |
| Cooling           | None                                                                                                                                                              |
| # of Stories      | 3                                                                                                                                                                 |

### Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | BBQ gas line |
|-------------------|--------------|

|                 |                                        |
|-----------------|----------------------------------------|
| Lot Description | City Lot, Lawn, Street Lighting, Treed |
| Roof            | Flat                                   |
| Construction    | Concrete, Wood Frame                   |
| Foundation      | Poured Concrete                        |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | August 21st, 2024    |
| Date Sold      | September 20th, 2024 |
| Days on Market | 30                   |
| Zoning         | M-C1                 |
| HOA Fees       | 0.00                 |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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