



THE
A-TEAM

**RE/MAX
FIRST**

15320 BANNISTER Road #311, Calgary T2X 1Z6

MLS®#: **A2162518**

Area: **Midnapore**

Listing Date: **09/06/24**

List Price: **\$475,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2002**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,111**
Low Sqft:
Ttl Sqft: **1,111**

DOM

12
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Assigned,Heated Garage,Parkade,Parking Lot,Underground

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard,Fireplace(s)**
Sewer:
Ext Feat: **Balcony,Storage**

Construction: **Brick,Stone,Wood Frame**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Elevator,No Animal Home,No Smoking Home,Pantry**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	8`9" x 10`5"	Living Room	Main	14`11" x 12`5"
Dining Room	Main	13`5" x 11`10"	Kitchen	Main	8`10" x 11`4"
Bedroom	Main	11`6" x 10`0"	4pc Bathroom	Main	4`11" x 7`5"
Laundry	Main	3`9" x 4`6"	Entrance	Main	13`10" x 6`1"
5pc Ensuite bath	Main	8`9" x 5`10"	Bedroom - Primary	Main	10`7" x 12`5"
Balcony	Main	11`2" x 8`2"			

Legal/Tax/Financial

Condo Fee:
\$640

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C2 d155

Legal Desc: **0213840**

Remarks

Pub Rmks: **Completely renovated (everything new - windows, walls, floor, HVAC system, appliances, etc...) unic 3 bedrooms corner unit with 1,111 sq. ft on 3d floor facing to SW! It's hard to find like this, especially with the added benefits of great access to exclusive Midnapore community with LAKE PRIVILEGES for fishing, boating, swimming, and skating. Enjoy the open concept of living/dining/kitchen area with cozy gas fireplace and two big bedrooms with walk-in closets and fully attached 4P bathroom. The Primary bedroom is completely separate with large window, and attached 5-piece bathroom along with walk-in closet. This special condo has NEW HVAC system with the air conditioning/ventilating separate units in each bedroom. There is a great in-suite Laundry room with lots of extra storage space. The HEATED UNDERGROUND PARKING and STORAGE UNIT, Gas BBQ Line on patio are the super extras for this unit. The CONDO FEE INCLUDE ALL UTILITIES (electricity, heat, water, and sewer). There is nothing left to do but move in and enjoy this spectacular condo in one of the most desirable community in the city.**

Inclusions: **None**
Property Listed By: **Seller Direct Real Estate**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123