

# \$305,000 - 304, 15304 Bannister Road Se, Calgary

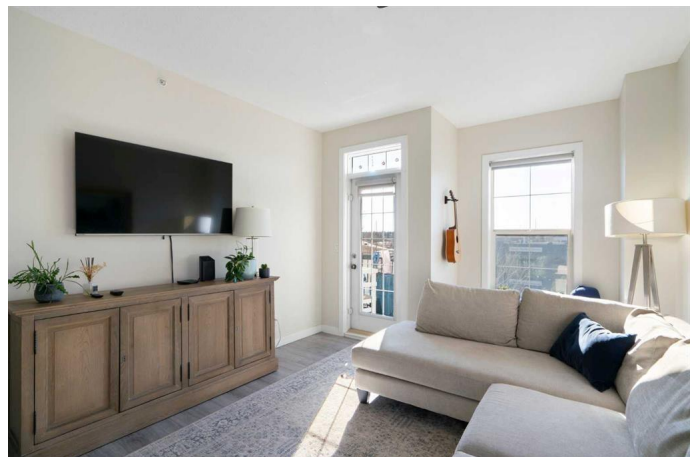
MLS® #A2200515

**\$305,000**

2 Bedroom, 2.00 Bathroom, 860 sqft  
Residential on 0.00 Acres

Midnapore, Calgary, Alberta

Welcome home to this bright and welcoming top-floor corner unit in the heart of Lake Mindapore! With 2 bedrooms, 2 bathrooms, and in-floor radiant heating, this well cared-for condo offers both comfort and convenience. The open-concept kitchen and living space features rich dark cabinetry, stainless steel appliances, a breakfast bar, and plenty of room to cook and gather. The spacious primary bedroom easily fits a king-sized bed and includes a walk-through closet leading to a private 4-piece ensuite. The second bedroom is equally inviting, with a large window that lets in plenty of natural light—perfect for guests, a home office, or a cozy retreat. Enjoy the convenience of in-suite laundry, plus a west-facing balcony with a gas hookup—ideal for summer barbecues! Recent updates include new laminate and tile flooring, adding to the home's fresh and modern feel. This well-managed building offers great amenities, including bike storage, wheelchair accessibility, and a secure underground parkade with TWO titled stalls. Living in Midnapore means you're just steps from Fish Creek Park, shopping, schools, and the C-Train, making day-to-day life easy and enjoyable. And, of course, there's Lake Midnapore, a private community lake where you can enjoy swimming, fishing, paddleboarding, and beachside picnics in the summer. In the winter, it transforms into a magical outdoor escape with skating, hockey, tobogganing, and fire pits



to keep you warm. A fantastic opportunity to own in this sought-after lake communityâ€™donâ€™t miss out!

Built in 2008

### Essential Information

MLS® #	A2200515
Price	\$305,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	860
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	304, 15304 Bannister Road Se
Subdivision	Midnapore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0M8

### Amenities

Amenities	Beach Access, Recreation Facilities, Secured Parking, Visitor Parking
Parking Spaces	2
Parking	Assigned, Parkade, Stall, Underground

### Interior

Interior Features	Breakfast Bar, High Ceilings, Laminate Counters, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	In Floor, Natural Gas

Cooling	None
# of Stories	3

### **Exterior**

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame

### **Additional Information**

Date Listed	March 7th, 2025
Days on Market	35
Zoning	M-C2
HOA Fees	320
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.