

# \$249,500 - 312, 15233 1 Street Se, Calgary

MLS® #A2217323

**\$249,500**

1 Bedroom, 1.00 Bathroom, 453 sqft

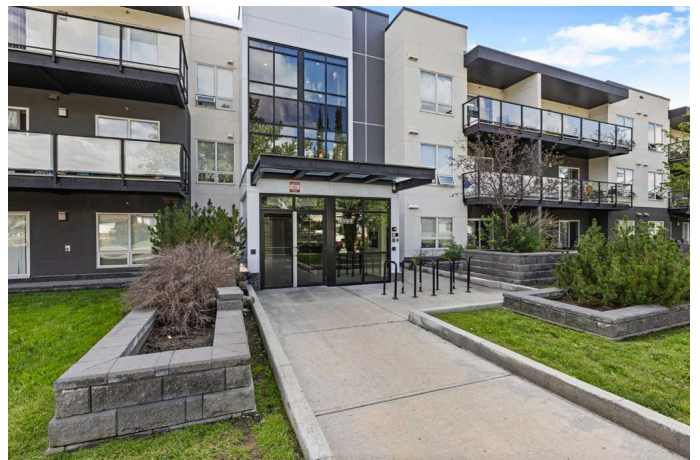
Residential on 0.00 Acres

Midnapore, Calgary, Alberta

Welcome to this Top-Floor Gem in the great lake community of Midnapore!

Step into this beautifully maintained 1-bed, 1-bath condo, perfectly positioned on the top floor to offer peace, privacy, and with the West facing home, there is abundant natural light. With modern finishes and thoughtful design, this unit combines contemporary style with everyday comfort.

Inside, you'll find easy to maintain BRAND NEW LUXURY VINYL PLANK flooring flowing throughout the main living areas, creating a warm and inviting atmosphere. The open-concept kitchen is the heart of the home, featuring sleek stone countertops, stylish cabinetry, and plenty of prep space for home chefs. The in-suite washer and dryer add convenience, making daily living a breeze. Relax in the living area or step outside onto your private balcony – the perfect spot for morning coffee or unwinding after a long day. This condo also includes a TITLED underground parking stall providing peace of mind and year-round comfort, especially during Calgary's winters. There is also a TITLED STORAGE UNIT. As a resident, you'll enjoy EXCLUSIVE LAKE ACCESS – INCLUDED in your condo fees – offering year-round recreation from beach days to skating, all within walking distance at Lake Midnapore. Whether you're a first-time buyer, savvy investor, or simply seeking a low-maintenance lifestyle, this charming and functional unit is ready to



welcome you home.  
Don't miss your opportunity to own this  
fantastic property in a sought-after location.  
Schedule your private viewing today!

Built in 2016

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2217323          |
| Price          | \$249,500         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 453               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 312, 15233 1 Street Se |
| Subdivision | Midnapore              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2X 0X5                |

**Amenities**

|                |                                                     |
|----------------|-----------------------------------------------------|
| Amenities      | Beach Access, Parking, Snow Removal, Storage, Trash |
| Parking Spaces | 1                                                   |
| Parking        | Titled, Underground                                 |

**Interior**

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | Breakfast Bar                                                             |
| Appliances        | Dishwasher, Microwave, Refrigerator, Window Coverings, Oven, Washer/Dryer |
| Heating           | Natural Gas, Baseboard                                                    |

|              |      |
|--------------|------|
| Cooling      | None |
| # of Stories | 3    |
| Basement     | None |

## Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | BBQ gas line, Balcony     |
| Roof              | Flat, Flat Torch Membrane |
| Construction      | Wood Frame                |
| Foundation        | Poured Concrete           |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 22              |
| Zoning         | M-C1            |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Nineteen 88 Real Estate |
|----------------|-------------------------|

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.