# 107 15304 Bannister Road SE

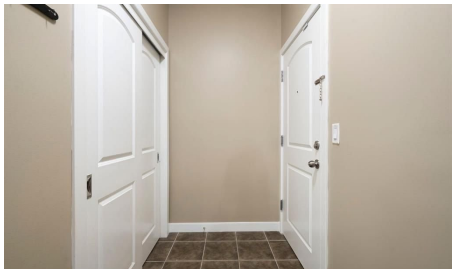
Calgary | Active | MLS® A2354091

**$312,000**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **2** | **2** | **2007** | **897.67 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by Royal LePage Benchmark

# A closer look

Welcome to one of the largest layouts at Solea! This bright, main-floor, two-bedroom, two-bathroom condo in Midnapore offers an exceptional opportunity for first-time buyers seeking long-term stability or savvy investors targeting strong rental yields. Tucked away from high-traffic areas for added peace and privacy, the thoughtfully designed split-bedroom floor plan maximizes functional living space. The layout seamlessly connects a spacious kitchen-equipped with rich cabinetry, full-size appliances, and a generous breakfast bar-to an open living area with high ceilings, new flooring, and fresh carpet installed last December. From here, step directly onto your private patio for effortless outdoor access. The primary suite serves as a relaxing retreat, complete with a walk-through closet and a private 4-piece ensuite. On the opposite side of the home, the spacious second bedroom sits right next to the main 4-piece bathroom for optimal privacy. Lake Midnapore privileges are included in your condo fees, giving you year-round access to the lake, beach, tennis courts, and community facilities. Additional features include dedicated in-suite laundry and a secure, heated underground parking stall. Situated just steps from Fish Creek Park, the Shawnessy LRT station, public transit, and major shopping hubs, this well-managed building offers unmatched day-to-day convenience. Schedule your private viewing today to experience this exceptional home firsthand!

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2354091 |
| **Bedrooms** | 2 |
| **Bathrooms** | 2 |
| **Year Built** | 2007 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Apartment |
| **Condo Type:** | Conventional Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | Apartment-Single Level Unit |
| **Total Living Area:** | 897.67 sq. ft. |

| | |
|---|---|
| **Condo Fee:** | $765.74 |
| **Condo Fee Includes:** | Common Area Maintenance, Gas, Heat, Insurance, Parking, Professional Management, Snow Removal, Trash, Water |
| **Front Exposure:** | West |
| **Unit Exposure:** | East |
| **Floor Location:** | Ground |
| **Entry Level:** | 1 |
| **Stories Total:** | 3 |
| **Levels:** | Single Level Unit |
| **End Unit:** | End Unit |
| **Total Rooms Above Grade:** | 4 |
| **Year built:** | 2007 (Age: 19) |
| **Bedrooms:** | 2 (Above Grd: 2) |
| **Bedrooms Above Grade:** | 2 |
| **Bedrooms On Main:** | 2 |
| **Bedrooms Below Grade:** | 0 |
| **Bathrooms:** | 2.0 (Full:2, Half:0) |
| **Num Ensuite Baths:** | 1 |
| **Plan:** | 0814750 |
| **Heating:** | In Floor, Natural Gas |
| **New Constr.:** | No |
| **Construction Material:** | Wood Frame |
| **Structure Type:** | Low Rise (2-4 stories) |
| **Ensuite:** | Yes |
| **Flooring:** | Carpet, Laminate, Tile |
| **Cooling:** | None |

| | |
|---|---|
| **Fireplaces:** | 0 |
| **Garage:** | No |
| **Parking:** | Underground |
| **Parking Places:** | 1 |
| **Parking Total/Covered:** | 1 / - |
| **Laundry Features:** | In Unit |
| **Condo Fee Frequency:** | Monthly |
| **City Quadrant:** | Southeast |
| **Condo Name:** | Solea |
| **Community:** | Midnapore |
| **Amenities:** | Beach Access, Bicycle Storage, Parking |
| **Appliances:** | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| **Inclusions:** | N/A |
| **Restrictions:** | Pet Restrictions or Board approval Required |
| **Pets Allowed:** | Restrictions, Yes |
| **Main Floor** | Bedroom · 13'6" × 11'7" · |
| **Main Floor** | Kitchen · 16'3" × 8'5" · |
| **Main Floor** | Living Room · 20'6" × 14'9" · |
| **Main Floor** | Bedroom - Primary · 15'6" × 11' · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Lake, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks |
| **Interior Features:** | High Ceilings, Kitchen Island, Walk-In Closet(s) |
| **Exterior Features:** | Balcony |
| **Patio And Porch Features:** | Patio |
| **Num. of Parcels:** | 0 |

| | |
|---|---|
| **Region:** | Calgary |
| **Zone:** | CAL Zone S |
| **Zoning:** | M-C2 |
| **Listed Date:** | Nov 01, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/107-15304-bannister-road-se-calgary-a2354091/

## Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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