

# \$625,000 - 15248 1 Street Se, Calgary

MLS® #A2203245

**\$625,000**

4 Bedroom, 2.00 Bathroom, 1,013 sqft  
Residential on 0.09 Acres

Midnapore, Calgary, Alberta

This is the home youâ€™ve been waiting for! Donâ€™t let this charming Bungalow in Lake country slip away!

Prepare to be amazed as you step into this stunningly remodeled bungalow! The rich Brazilian cherry flooring flows beautifully through the main levelâ€™s common areas, while plush, newer carpeting adds comfort and warmth to the bedrooms.

The modern kitchen is a true showstopper, featuring a garburator, elegant under-cabinet lighting, soft-close cabinet doors, and a sleek, stylish design perfect for hosting and creating memorable moments. And for the cooking enthusiasts, thereâ€™s a gas line already plumbed behind the stove!

The main floor bathroom radiates sophistication, with a sleek tile surround that elevates the space to a spa-like retreat.

Step outside, and the excitement continues! A newer roof, a sturdy fence, a fire pit for cozy evenings, and a double garage wired with 220V power make this backyard a dream. Whether youâ€™re a DIY enthusiast or love to entertain outdoors, this space has it all.

But wait! Thereâ€™s more! The fully finished basement offers endless possibilities with a spacious bedroom, a full bathroom, an inviting recreational room, and a wet bar wired with



240Vâ€™ easily convertible into an illegal suite by adding a stove for extra income or guests. Plus, the custom shoe closet takes storage to the next level of convenience and style.

And the cherry on top? Lake access that adds an unmatched layer of charm to this already incredible home.

Donâ€™t waitâ€™ homes like this are rare gems and wonâ€™t last long! Schedule your private showing today and discover everything this exceptional property has to offer. Time is tickingâ€™ make it yours now!

Built in 1976

### **Essential Information**

MLS® #	A2203245
Price	\$625,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,013
Acres	0.09
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	15248 1 Street Se
Subdivision	Midnapore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 1A2

### **Amenities**

Amenities	Other
Parking Spaces	2
Parking	220 Volt Wiring, Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Wet Bar
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Central, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Corner Lot, Private, Treed
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 21st, 2025
Days on Market	14
Zoning	R-C1
HOA Fees	305
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	eXp Realty
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