

# \$509,988 - .., 3115 Lake Fraser Green Se, Calgary

MLS® #A2084220

**\$509,988**

2 Bedroom, 2.00 Bathroom, 1,211 sqft

Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

Experience carefree living in the vibrant Bonavista Estates community. This impeccable ground-floor suite boasts two bedrooms and offers a level of tranquility and privacy that sets it apart. Enjoy southeast-facing views of mature trees and lush landscaping. Inside, an open-concept kitchen with granite countertops and stainless steel appliances flows seamlessly into a spacious dining and living room adorned with a gas fireplace. This suite benefits from tile flooring, cozy carpeting, 9-foot ceilings, and an abundance of windows, bathing the space in natural light. The generous master bedroom features a sprawling 5-piece ensuite. An additional bedroom and a 3-piece bathroom with a walk-in shower complete the living quarters. Practicality meets convenience with in-suite laundry and a storage area with cabinets near the front door. For parking and storage, you'll have TITLED-UNDERGROUND PARKING STALL and an assigned storage locker. The community offers a range of amenities, including a clubhouse, a 24-seat theater, two car wash bays, an exercise room, and two guest suites. This location is ideal, with proximity to south centre shopping, avendia food court. fish creek, restaurants, the LRT, the library, and Southcentre Mall. Bonavista Estates is a gated complex, ensuring a safe environment. You'd be hard-pressed to find a more privately situated or better-managed and financially secure building in the area.



Welcome to a life of convenience and comfort.

Built in 2003

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2084220      |
| Price          | \$509,988     |
| Sold Price     | \$500,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,211         |
| Acres          | 0.00          |
| Year Built     | 2003          |
| Type           | Residential   |
| Sub-Type       | Apartment     |
| Style          | Low-Rise(1-4) |
| Status         | Sold          |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | .., 3115 Lake Fraser Green Se |
| Subdivision | Lake Bonavista                |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T2J 7H6                       |

### Amenities

|                |                                                                                               |
|----------------|-----------------------------------------------------------------------------------------------|
| Amenities      | Car Wash, Elevator(s), Fitness Center, Gazebo, Guest Suite, Park, Party Room, Visitor Parking |
| Parking Spaces | 1                                                                                             |
| Parking        | Heated Garage, Secured, Underground                                                           |

### Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | Pantry                                                                                            |
| Appliances        | Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | In Floor, Natural Gas                                                                             |
| Cooling           | None                                                                                              |

|                 |     |
|-----------------|-----|
| Fireplace       | Yes |
| # of Fireplaces | 1   |
| Fireplaces      | Gas |
| # of Stories    | 4   |

### Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | Uncovered Courtyard                              |
| Construction      | Concrete, Stone, Stucco, Wood Frame, Wood Siding |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 28th, 2023 |
| Date Sold      | November 3rd, 2023   |
| Days on Market | 34                   |
| Zoning         | M-C1                 |
| HOA Fees       | 0.00                 |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | ROYAL LEPAGE SOLUTIONS |
|----------------|------------------------|

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.