

\$625,000 - .., 2204 Lake Fraser Court Se, Calgary

MLS® #A2086266

\$625,000

2 Bedroom, 2.00 Bathroom, 1,407 sqft

Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

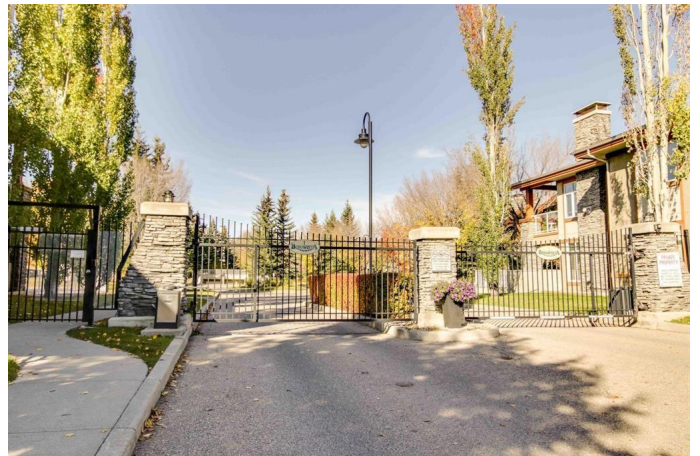
Embrace a life of effortless luxury in the heart of the thriving Bonavista Estates community. This meticulously designed two-bedroom suite offers sweeping southeast views of serene landscapes and mature trees.

The kitchen, adorned with elegant spacious countertops and gleaming newer stove and Refrigerator , seamlessly melds with a bright dining and living area graced by a cozy gas fireplace. Revel in the lavish laminate flooring, 9-foot ceilings, and an abundance of windows bathing the space in an inviting natural glow.

The primary bedroom indulges you with a grand 5-piece ensuite, while an additional bedroom and a tasteful 4-piece bathroom provide both comfort and convenience. Practicality harmonizes with ease as you enjoy the in-suite laundry and ample storage space.

Your two TITLED UNDERGROUND PARKING STALLS and an assigned storage locker ensure both security and space for your belongings. The community spoils you with an array of amenities, including an exclusive clubhouse, a 24-seat theater for entertainment, car wash bay, an invigorating exercise room, and two welcoming guest suites.

This location is a dream, offering swift access to shopping, dining, the LRT, the library, and the renowned SouthCentre Mall. Bonavista



Estates safeguards your peace of mind with its gated complex, ensuring a secure environment.

Welcome to a life where comfort, convenience, and opulence converge. Discover this exceptional opportunity, just moments from the Avenida Food Court and a short trip to the wonders of Fish Creek Park and the C-Train. Elevate your lifestyle today.

Built in 2004

Essential Information

MLS® #	A2086266
Price	\$625,000
Sold Price	\$607,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,407
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	.., 2204 Lake Fraser Court Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 7H9

Amenities

Amenities	Car Wash, Clubhouse, Fitness Center, Guest Suite, Storage, Visitor Parking
Parking Spaces	2

Parking	Underground
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Interior

Interior Features	High Ceilings, Storage
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings
Heating	In Floor, Natural Gas
Cooling	Wall Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Courtyard
Construction	Stone, Stucco, Wood Frame, Wood Siding

Additional Information

Date Listed	October 7th, 2023
Date Sold	October 25th, 2023
Days on Market	16
Zoning	MC-1
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE SOLUTIONS
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