

\$449,900 - #1213, 1213 Lake Fraser Green Se, Calgary

MLS® #A2111116

\$449,900

2 Bedroom, 2.00 Bathroom, 1,036 sqft

Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

Enjoy carefree living in the prestigious gated Bonavista Estates II. Rarely do homes come up for sale in this sought after and vibrant community. Welcome home to this 1036 sqft, 2 bedroom, 2 bathroom unit that is bright and spacious with a great floor plan, 9-foot ceilings, in floor heating, A/C, underground heated parking and storage. A roomy entrance greets you and offers plenty of storage for everything. You will love the generous sized kitchen with beautiful granite counter tops, extra drawers and cabinets, a separate pantry and an oversize breakfast bar that is the perfect spot for family and friends to gather. The living and dining room feature a cozy gas fireplace and floor to ceiling windows that add tons of natural light. The large primary bedroom has double walk through closets and a huge 5 piece ensuite with oversized vanity for extra counter space, double sinks, walk-in shower and soaker tub. The 2nd bedroom is also a good size and could be used as a home office, den or craft/hobby area. The convenient 2nd bathroom with walk in shower is great for visitors and guests. In suite laundry and additional storage completes the unit. The SW covered balcony has a gas hookup and a new roller shade for those sunny evenings making it a great extended living space to relax, plant flowers and enjoy sunsets. This unit comes with 1 titled underground parking stall and assigned storage space. Amenities include a party room, theatre, exercise room, guest suites, car wash bays, gazebo/garden area



and loads of visitor parking. The beautiful club house is a great place to host family events and to join your community for a game of pool or any of the many social events planned by the residents. This location is ideal, walk across the street to Avenida Farmer's Market & food court, pharmacy, restaurants, Tim Horton's, shopping, LRT and nearby Fish Creek library, Trico Center & South Centre Mall. Call today, this one will not last!

Built in 2002

Essential Information

MLS® #	A2111116
Price	\$449,900
Sold Price	\$432,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,036
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	#1213, 1213 Lake Fraser Green Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 7H6

Amenities

Amenities	Car Wash, Clubhouse, Elevator(s), Fitness Center, Gazebo, Guest Suite, Party Room, Recreation Room, Secured Parking, Storage, Visitor Parking
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Parking Spaces	1
Parking	Parkade, Stall, Underground

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Open Floorplan, Pantry, Recreation Facilities, Storage, Track Lighting, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	In Floor, Natural Gas
Cooling	Partial
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Balcony, Courtyard
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame, Wood Siding

Additional Information

Date Listed	February 29th, 2024
Date Sold	March 20th, 2024
Days on Market	20
Zoning	M-C1 d78
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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