

# \$639,900 - 1405, 1405 Lake Fraser Green Se, Calgary

MLS® #A2121084

**\$639,900**

2 Bedroom, 2.00 Bathroom, 1,305 sqft

Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

Welcome to this incredible TOP FLOOR CORNER UNIT Condo located in the beautiful community of Lake Bonavista. Featuring 2 bedrooms plus a den this incredible unit has everything you are looking for. The upgraded kitchen includes granite countertop, stainless steel appliances, breakfast bar, pantry and tons of cupboard and counter space. You can enjoy your cozy fireplace or step outside on your wrap around patio overlooking the courtyard. Down the hall you will find 2 good sized bedrooms including the primary that features a 5-piece ensuite with spa tub and a walk-in closet making it a true private retreat. An additional bedroom, bathroom plus a spacious den with additional access to your deck makes for the perfect space for welcoming guests or working from home. In suite laundry completes the unit and makes for great convenience. 2 TITLED PARKING STALLS are included, and you have a ton of in building amenities within your building to enjoy including an exercise room, theatre, recreation centre, car wash, guest suites and tons of visitor parking. This community also doesn't disappoint with easy access to transit, Shopping, Fish Creek Park and so much more. You don't want to miss your chance to see this one today. You won't be disappointed.

Built in 2003

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2121084      |
| Price          | \$639,900     |
| Sold Price     | \$640,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,305         |
| Acres          | 0.00          |
| Year Built     | 2003          |
| Type           | Residential   |
| Sub-Type       | Apartment     |
| Style          | Low-Rise(1-4) |
| Status         | Sold          |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 1405, 1405 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, Guest Suite, Party Room, Recreation Facilities, Recreation Room, Secured Parking, Storage, Visitor Parking |
| Parking Spaces | 2                                                                                                                                                 |
| Parking        | Underground                                                                                                                                       |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s)                                    |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Wall/Window Air Conditioner, Washer, Window Coverings |
| Heating           | In Floor                                                                                               |
| Cooling           | Wall Unit(s)                                                                                           |
| Fireplace         | Yes                                                                                                    |
| # of Fireplaces   | 1                                                                                                      |
| Fireplaces        | Gas                                                                                                    |
| # of Stories      | 4                                                                                                      |

**Exterior**

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony                   |
| Construction      | Stone, Stucco, Wood Frame |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2024 |
| Date Sold      | April 23rd, 2024 |
| Days on Market | 7                |
| Zoning         | M-C1 d78         |
| HOA Fees       | 0.00             |

**Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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