

# \$574,900 - 1218, 1218 Lake Fraser Green Se, Calgary

MLS® #A2169582

**\$574,900**

2 Bedroom, 2.00 Bathroom, 1,244 sqft

Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

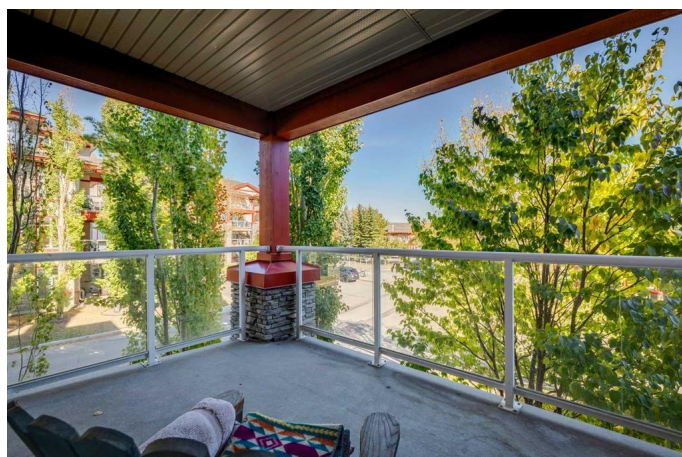
Welcome to this stunning corner unit apartment, offering a peaceful retreat with serene views of the lush courtyard. With 9-foot ceilings and large windows, natural light floods the expansive living space, creating a bright and airy atmosphere. This 2-bedroom, 2-bathroom apartment offers spacious living with a large kitchen featuring stainless steel appliances, and a cozy living room centered around a warming gas fireplace. Enjoy the convenience of a gas line on the deck, perfect for BBQs, and newer appliances, including a Miele dishwasher, updated just a few years ago. Inside the unit, you'll find a spacious storage room, adding to the ample storage throughout. Security and convenience are top priorities with a driveway gate leading to the courtyard, as well as titled underground parking for peace of mind. The complex offers fantastic amenities, including a car wash, a clubhouse perfect for social gatherings, and easy access to transit, shopping, and the beauty of Fish Creek Park. This well-managed and friendly community has everything you need to enjoy modern living in comfort and style. Don't miss your chance to make this remarkable home yours!

Built in 2002

## Essential Information

MLS® #                   A2169582

Price                     \$574,900



Sold Price	\$565,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,244
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

### Community Information

Address	1218, 1218 Lake Fraser Green Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 7H6

### Amenities

Amenities	Clubhouse, Elevator(s), Fitness Center, Guest Suite, Storage, Visitor Parking, Car Wash, Gazebo
Parking Spaces	1
Parking	Stall, Titled

### Interior

Interior Features	Double Vanity, Open Floorplan, Pantry
Appliances	Dishwasher, Electric Stove, Garage Control(s), Garburator, Range Hood, Refrigerator, Window Coverings
Heating	In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

### Exterior

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

**Additional Information**

Date Listed	October 4th, 2024
Date Sold	October 17th, 2024
Days on Market	13
Zoning	M-C1
HOA Fees	0.00

**Listing Details**

Listing Office	eXp Realty
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