

# \$440,000 - 2407 Lake Fraser Green Se, Calgary

MLS® #A2175935

**\$440,000**

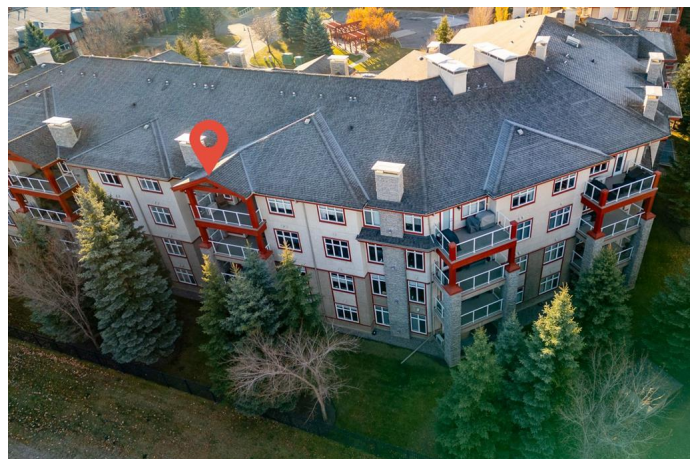
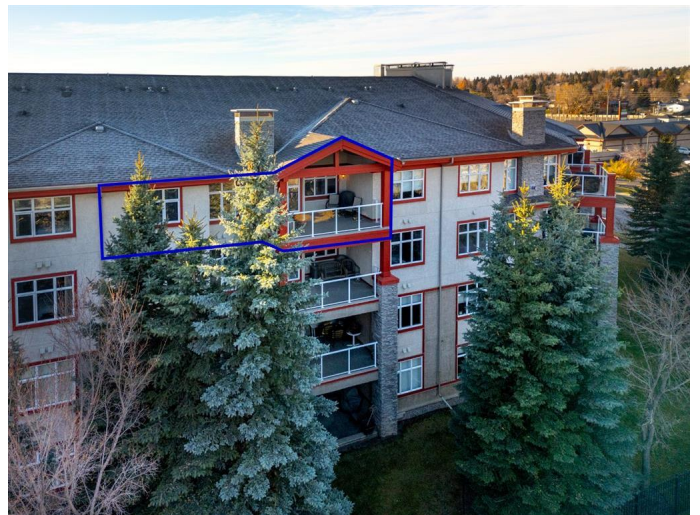
2 Bedroom, 2.00 Bathroom, 947 sqft

Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

Discover the charm of this top-floor condo in Bonavista Estates II, a gated, pet-friendly community that combines security with comfort and convenience. The moment you enter, modern cork flooring and 9-foot ceilings create a warm, open atmosphere. The kitchen is designed for both functionality and style, featuring a breakfast bar and plenty of storage, making it ideal for everyday living. This unit includes 2 bedrooms, a flexible den/flex room or office, and 2 bathrooms within a thoughtfully arranged layout. Relax on your private balcony, taking in tranquil views of landscaped pathways and the downtown skyline. The cozy living room, complete with a gas fireplace, and the spacious primary bedroom with a large closet and luxurious 5-piece ensuite offer comfort and elegance. Additionally, you'll find a second bedroom, a 3 piece bathroom adaptable den/flex room or office, and in-suite laundry, along with both assigned and extra storage conveniently located nearby.

Bonavista Estates II elevates your lifestyle with exceptional amenities, including a party room, theatre, fitness center, car wash bays, guest suites, and ample visitor parking. Located across from the Avenita Shopping Centre, this pet-friendly community provides easy access to dining, shopping, and services, along with nearby pharmacies and the LRT. With Fish Creek Library and Southcentre Mall just minutes away, enjoy endless recreational and shopping opportunities. Quick possession is



available. Embrace the secure, lock-and-leave lifestyle of Bonavista Estates II—move in and make it your own today!

Built in 2002

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2175935    |
| Price          | \$440,000   |
| Sold Price     | \$415,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 947         |
| Acres          | 0.00        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Sold        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 2407 Lake Fraser Green Se |
| Subdivision | Lake Bonavista            |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2J 7H8                   |

### Amenities

|                |                                                                                                                           |
|----------------|---------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Car Wash, Clubhouse, Elevator(s), Fitness Center, Guest Suite, Parking, Secured Parking, Visitor Parking, Bicycle Storage |
| Parking Spaces | 1                                                                                                                         |
| Parking        | Heated Garage, Titled, Underground                                                                                        |

### Interior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks, Walk-In Closet(s)                                                                                                         |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings |

|                 |                                |
|-----------------|--------------------------------|
| Heating         | In Floor                       |
| Cooling         | Sep. HVAC Units                |
| Fireplace       | Yes                            |
| # of Fireplaces | 1                              |
| Fireplaces      | Gas, Living Room, Mantle, Tile |
| # of Stories    | 4                              |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Balcony, BBQ gas line, Courtyard |
| Roof              | Asphalt Shingle                  |
| Construction      | Stone, Stucco, Wood Frame        |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 8th, 2024  |
| Date Sold      | November 20th, 2024 |
| Days on Market | 12                  |
| Zoning         | M-C1                |
| HOA Fees       | 0.00                |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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