

# \$504,500 - 1211, 1211 Lake Fraser Green Se, Calgary

MLS® #A2203694

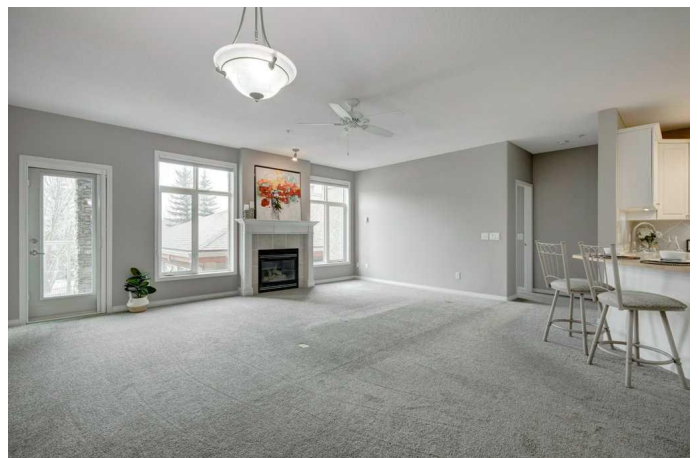
**\$504,500**

2 Bedroom, 2.00 Bathroom, 1,143 sqft

Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

WELCOME to the beautiful, gated community of Bonavista Estates II! The building amenities are exceptional along with an extremely desirable location close to transit, schools, shopping and Fish Creek Park! You'll feel the pride of ownership as you enter this bright, second floor unit with newer appliances and freshly cleaned carpets. Highlights include: tall kitchen cabinets, spacious primary bedroom with a sparkling, 5 piece ensuite and sunny, private deck. Amenities in this beautiful complex are second to none boasting a fitness centre, theatre room, guest suites, party room with a pub like atmosphere and bookable kitchen/BBQ for your larger family gatherings. You'll LOVE the option to wash the winter grime off your vehicle before you've even left your heated garage! Although this move may be a downsize for you, you don't have to give up your DIY or woodworking hobbies thanks to the onsite hobby room and the resident social scene is thriving! As you look through the amenity spaces you will certainly feel the pride and care owners here have as every space is absolutely meticulous. SO LET'S RECAP: 1142 beautifully cared for sq ft, 2 large bedrooms, 2 bathrooms, 2 heated parking stalls, secure storage unit, private sunny deck all in a secure, gated complex with positively dreamy amenities at an affordable price - THIS IS THE ONE!! Call your Realtor and book your private showing asap! Note: Some photos have been virtually staged.



Built in 2002

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2203694          |
| Price          | \$504,500         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,143             |
| Acres          | 0.00              |
| Year Built     | 2002              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 1211, 1211 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, Recreation Room, Secured Parking, Visitor Parking |
| Parking Spaces | 2                                                                                                   |
| Parking        | Heated Garage, Titled, Underground                                                                  |

## Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), No Animal Home, No Smoking Home, Vinyl Windows                          |
| Appliances        | Dishwasher, Electric Oven, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | In Floor                                                                                               |
| Cooling           | Other                                                                                                  |
| Fireplace         | Yes                                                                                                    |
| # of Fireplaces   | 1                                                                                                      |

|              |             |
|--------------|-------------|
| Fireplaces   | Gas, Mantle |
| # of Stories | 4           |

## Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony, BBQ gas line     |
| Construction      | Stone, Stucco, Wood Frame |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 2nd, 2025 |
| Days on Market | 77              |
| Zoning         | M-C1            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.