

# \$515,000 - 3221 Lake Fraser Green Se, Calgary

MLS® #A2242989

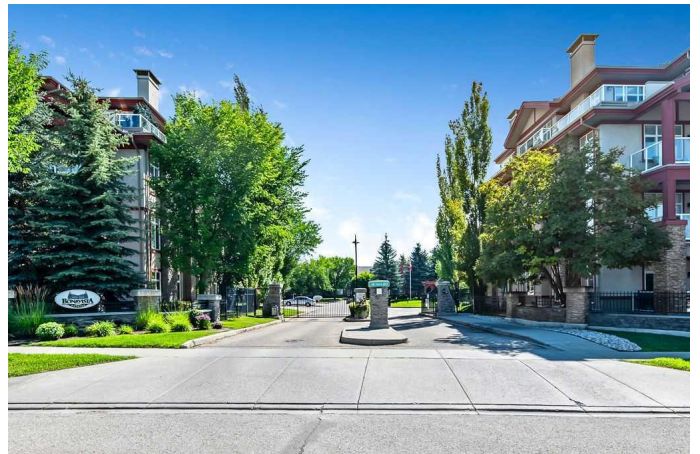
**\$515,000**

2 Bedroom, 2.00 Bathroom, 1,150 sqft

Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

SPACIOUS WESTWARD FACING 2BDRM + 2BATH TOP FLOOR unit in the upscale gated condo complex of BONAVIDA ESTATES II, located in one of Calgary's best communities and within walking distance of shops and amenities. Spacious 1150sqft unit boasts large windows and perfect natural light, cozy living room with gas fireplace, kitchen with tall cabinets and island, primary bedroom with ensuite bathroom and walk-through closet, second bedroom (or study), second full bathroom, and in-suite laundry. Large west-facing 9'™9" by 14'™6" balcony offers ample outdoor lounging area, and overlooks quiet & beautifully landscaped courtyard with mature trees. CONDO AMENITIES in building 1000, accessible through courtyard or via underground parkade, include a fully equipped fitness centre, 24 seat media/theatre room, club house with fireplace and kitchen ideal for gatherings, large outdoor patio with seating, car wash in parkade. Plus, did we mention the two guest suites available for rent if you have visitors? CONDO FEES include heat, water, trash, insurance, underground heated parking, landscaping and snow removal, and unlimited access to condo amenities. PRIME LOCATION near public transit, Southcentre Mall, Avenida, Fish Creek Provincial Park, Trico Centre, pharmacies, restaurants, shops & numerous amenities. If you're looking for a well-maintained top floor condo unit in a well maintained and secure complex, then THIS IS THE ONE!



**\*\*ask us about \$5K credit towards BRAND  
NEW CARPET!!\*\***

Built in 2003

### **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2242989          |
| Price          | \$515,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,150             |
| Acres          | 0.00              |
| Year Built     | 2003              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 3221 Lake Fraser Green Se |
| Subdivision | Lake Bonavista            |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2J 7H9                   |

### **Amenities**

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

### **Interior**

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Laminate Counters                                                                                          |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer |
| Heating           | In Floor                                                                                                                  |
| Cooling           | None                                                                                                                      |

|                 |     |
|-----------------|-----|
| Fireplace       | Yes |
| # of Fireplaces | 1   |
| Fireplaces      | Gas |
| # of Stories    | 2   |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Balcony                        |
| Roof              | Asphalt Shingle                |
| Construction      | Brick, Stone, Stucco, Concrete |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 18              |
| Zoning         | M-C1 d78        |

### Listing Details

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

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