

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

MLS® #A2203694

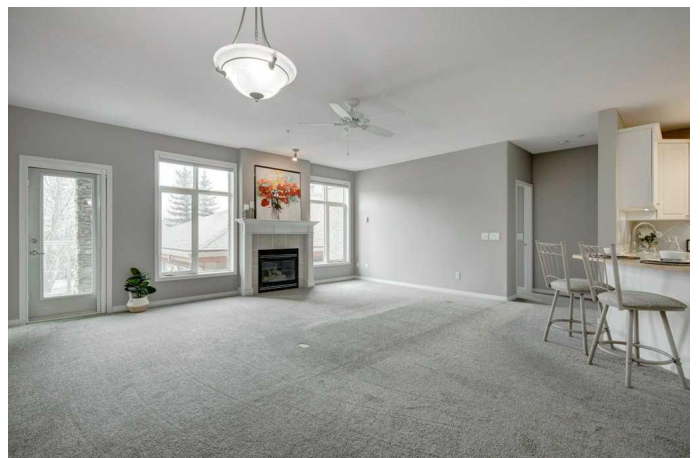
**\$504,500**

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	Elevator(s), Clubhouse, Car Wash, Fitness Center, Recreation Room, Secured Parking, Visitor Parking
Parking Spaces	2
Parking	Underground, Heated Garage, Titled

### 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	75
Zoning	M-C1

### Listing Details

Listing Office	CIR Realty
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