



**GRASSROOTS**  
REALTY GROUP

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**1113, 1113 Lake Fraser Green SE  
Calgary, Alberta**

**MLS # A2253587**



**\$498,900**

|                  |                                     |               |                   |
|------------------|-------------------------------------|---------------|-------------------|
| <b>Division:</b> | Lake Bonavista                      |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)  |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit         |               |                   |
| <b>Size:</b>     | 1,021 sq.ft.                        | <b>Age:</b>   | 2002 (23 yrs old) |
| <b>Beds:</b>     | 2                                   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parkade, Stall, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -                                   |               |                   |
| <b>Lot Feat:</b> | -                                   |               |                   |

|                    |                                                                                           |                   |          |
|--------------------|-------------------------------------------------------------------------------------------|-------------------|----------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                   | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Ceramic Tile                                                                      | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | -                                                                                         | <b>Condo Fee:</b> | \$ 633   |
| <b>Basement:</b>   | -                                                                                         | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Stone, Stucco, Wood Frame, Wood Siding                                                    | <b>Zoning:</b>    | M-C1 d78 |
| <b>Foundation:</b> | -                                                                                         | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Open Floorplan, Pantry |                   |          |

**Inclusions:** N/A

This beautifully maintained 2-bedroom, 2-bathroom ground-floor unit offers over 1,020 sq. ft. of stylish living with 9-foot ceilings, a bright open floor plan, and a private garden-level patio with a separate sidewalk entrance—perfect for pet owners or frequent walkers. The updated kitchen features crisp white cabinetry, granite countertops, a large central island with seating, and a walk-in pantry. Adjacent to the kitchen, the dining area flows into a spacious living room with cozy gas fireplace and direct patio access. The primary suite includes dual closets and a luxurious 5-piece ensuite with a separate soaker tub, glass shower, and double vanities. A second bedroom is located near the full 3-piece guest bathroom for added privacy and convenience. Additional highlights include central A/C, in-suite laundry, titled underground parking, and a secure storage locker. Residents enjoy access to a car wash bay, clubhouse with full kitchen, fitness centre, guest suite, and beautifully landscaped grounds with ample visitor parking. All this just steps from Avenida Market, Save-On-Foods, doctors’ offices, coffee shops, transit, and more. Enjoy the perfect lock-and-leave lifestyle in one of Calgary’s most sought-after lake communities. Book your private showing today!