



GRASSROOTS
REALTY GROUP

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**1211, 1211 Lake Fraser Green SE
Calgary, Alberta**

MLS # A2254006



\$504,900

Division:	Lake Bonavista		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,143 sq.ft.	Age:	2002 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 712
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C1 d78
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: N/A

Bright & Stylish, 1142 sq ft 2 bed / 2 bath open-concept unit boasting 9' ceilings + 2 heated parking stalls is located in the highly desirable & established neighbourhood of Lake Bonavista with every amenity just minutes away—shopping, restaurants, transit, parks, and more. The kitchen shines with BRAND NEW QUARTZ countertops and MODERN TILED BACKSPLASH + stainless steel appliances, tall white cabinets and a large pantry. You'll love the airy living and dining space with gas fireplace, large windows and a sunny southwest-facing deck with gas BBQ hook up overlooking beautifully landscaped spaces with tall trees—ideal for relaxing or entertaining. The primary bedroom features a walk-through closet and spacious, 5 piece ensuite, while the second bedroom is ideal for a home office/hobby space, or guests with a 3 piece bathroom nearby. This secure, gated complex offers exceptionally rare amenities conveniently located on the main floor of this building & accessible with your fob: a pub-style lounge/games room with library, rentable kitchen, fitness centre, 24-seat movie theatre, 2 rentable guest suites, a resident car wash in the heated parkade, and air conditioning throughout the common spaces for year-round comfort. You'll also enjoy secure, heated storage and 2 titled parking stalls—a rare and valuable bonus! Worry free, lock & go living that gives you time to enjoy hobbies, friends and travel. The carpets have been cleaned and this home is all move-in ready for a quick possession! Bright, stylish, and packed with convenience—this one has it all! Don't miss the virtual tour - just click on the film reel.