



GRASSROOTS
REALTY GROUP

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**3107, Lake Fraser Court SE
Calgary, Alberta**

MLS # A2265385



\$539,900

Division:	Lake Bonavista		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,293 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 1,022
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C1 d78
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s)		

Inclusions: Portable A/C, Bookcase in Second Bedroom

This sophisticated main-floor 2-bed, 2-bath residence features 9-ft ceilings, in-floor heat, and a gas fireplace that anchors the generous living area. The chef's peninsula kitchen is refined with maple cabinetry, abundant prep space, and black & stainless-steel appliances and flows effortlessly to dining spaces and out to an east-facing private patio which is framed by a lush and mature green space, an ideal space to start your quiet morning over coffee. The king-sized principal suite includes a well-appointed ensuite bath; and a second bedroom and full bath provide flexibility for guests or a functional home office. Thoughtful conveniences include in-suite laundry, a full interior storage room, a separate secure parkade storage locker, and the comfort of a portable A/C unit for warm summer days. Two titled underground parking stalls complete the home. Residents enjoy elevated on-site amenities—an elegant lobby and lounges, theatre, fitness studio, and car wash bay—within a secured, intercom-access community moments from premier shopping, dining, transit, and major routes. A polished inner-city haven in coveted Bonavista Estates include gated entry with intercom security, beautifully landscaped courtyard green spaces, an elegant residents' lounge and lobby, a private theatre for movie nights, a well-equipped fitness room, a convenient car wash bay, heated underground parking with storage, and effortless access to nearby conveniences such as Southcentre Mall, Avenida Village, Fish Creek Park, and both Canyon Meadows and Anderson LRT stations—placing everyday essentials, dining, and recreation just minutes from your door.