



**GRASSROOTS**  
REALTY GROUP

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**1303, 1303 Lake Fraser Court SE  
Calgary, Alberta**

**MLS # A2277635**



**\$589,900**

<b>Division:</b>	Lake Bonavista		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,308 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,011
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-C1 d78
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Crown Molding, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan		
<b>Inclusions:</b>	None		

Beautifully Updated 1,307 Sq Ft Condo in Sought After Lake Bonavista. This bright two bedroom, two bathroom home offers exceptional natural light, & a thoughtfully designed layout in one of Calgary's most desirable lake communities. Impeccably maintained this corner unit is in one of the best locations in this secure, gated complex. The well appointed kitchen features white shaker cabinetry, granite counters, a breakfast bar, & stainless steel appliances including a KitchenAid French door fridge, & a Bosch dishwasher. The open living & dining area is highlighted by 9 ft ceilings, luxury vinyl plank flooring, a gas fireplace, & large east & south facing windows. The spacious primary suite fits a king bed & includes double closets plus an ensuite with dual sinks & a walk in tub. A second bedroom, 3 piece bath, & in suite laundry complete the interior. Enjoy peaceful courtyard views and morning sun from the large balcony complete with a BBQ gas hookup. Additional features include air conditioning, titled underground parking, and an assigned storage unit. The well managed building offers outstanding amenities: a car wash bay, clubhouse with full kitchen, dining areas, an impressive stone fireplace, games & billiards space, fitness centre, 24 seat theatre, two guest suites, & ample visitor parking. All of this in a PRIME location close to public transit / LRT, Southcentre Mall, Avenida, Fish Creek Park, Trico Centre, restaurants, shops, pharmacies, and more.