



**1207, 1207 Lake Fraser Court SE
Calgary, Alberta**

MLS # A2281933



\$430,000

Division:	Lake Bonavista		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,083 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Tandem, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: In Floor, Fireplace(s), Natural Gas

Floors: Ceramic Tile, Hardwood, Tile

Roof: Asphalt Shingle

Basement: -

Exterior: Brick, Stucco, Wood Frame, Wood Siding

Foundation: -

Features: Granite Counters, Soaking Tub

Water: -

Sewer: -

Condo Fee: \$ 847

LLD: -

Zoning: M-C1 d78

Utilities: -

Inclusions: n/a

Welcome to Bonavista Estates; an amenities rich, gated community, in the beautiful sought after community of Lake Bonavista. This well laid out 2 bedroom apartment features premium finishes throughout, including hardwood floors and tile in the bathrooms. The kitchen is equipped with plenty of storage and stainless steel appliances. The primary bedroom is a great size with double closets and a 5 piece ensuite, including a soaker tub. The second bedroom is also a very sizable. Comfort is key here, with air conditioning, heated floors(in-floor heating), and a spacious, private balcony for outdoor enjoyment. This unit also comes with a rare titled tandem parking stall, for two car in the heated parkade, and a generous storage locker. 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.