



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2282212**



**\$449,900**

<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 (24 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>	-		

**Heating:** In Floor, Natural Gas

**Floors:** Carpet, Ceramic Tile

**Roof:** -

**Basement:** -

**Exterior:** Stone, Stucco, Wood Frame, Wood Siding

**Foundation:** -

**Features:** Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Open Floorplan, Pantry

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 633

**LLD:** -

**Zoning:** M-C1 d78

**Utilities:** -

**Inclusions:** N/A

If you're downsizing or planning for retirement, this main-level, 2-bedroom, 2-bathroom home offers something increasingly hard to find: space, privacy, and effortless access—without stairs, elevators, or long hallways. With 1,021 sq. ft., 9-foot ceilings, and a bright open layout, the unit feels open and comfortable while delivering true ground-floor advantages. The road-facing position provides a private, green-lined patio with a direct sidewalk entrance—ideal for daily walks, pet access, BBQing, or simply enjoying fresh air without navigating the building. The kitchen features white cabinetry, granite countertops, a large island, and a walk-in pantry, flowing into a welcoming living area with a gas fireplace and patio access. The primary bedroom includes dual closets and a spacious 5-piece ensuite, while the second bedroom and nearby full bathroom are perfect for guests or a home office. You're also steps from the amenities building, rec room, and right next to the guest suite—a rare convenience when family or friends visit. Enjoy central A/C, in-suite laundry, titled underground parking, storage, a fitness centre, clubhouse, car wash bay, and beautifully maintained grounds. Walk to Avenida Market, Save-On-Foods, coffee shops, medical services, and transit. This is peace of mind living done right—ideal for those simplifying without sacrificing comfort. Book your private showing today.