



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

MLS # A2282212



\$449,900

Division:	Lake Bonavista		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,021 sq.ft.	Age:	2002 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 633
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame, Wood Siding	Zoning:	M-C1 d78
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Open Floorplan, Pantry		
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.