



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**2208, 2208 Lake Fraser Green SE
Calgary, Alberta**

MLS # A2201576



\$478,927

Division:	Lake Bonavista		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	948 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 588
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Pantry, Recreation Facilities		

Inclusions: N/A

This charming 2-bedroom, 2-bathroom open-concept home is located in a GATED condominium COMPLEX in the PRESTIGIOUS LAKE BONAVIDA area, offering LOW-MAINTENANCE living and enhanced security. With UPGRADED GRANITE COUNTERTOPS AND VINYL PLANK FLOORING THROUGHOUT, this home combines elegance and durability. The spacious kitchen features a large pantry, breakfast bar, and a BRAND-NEW DISHWASHER, while the adjacent dining area flows into a bright family room with a GAS FIREPLACE and a niche for your TV. The large, quiet patio overlooks a peaceful greenspace. The master bedroom includes HIS-AND-HERS WALK-IN CLOSETS and a luxurious 5-PIECE ENSUITE WITH A SOAKER TUB. A second generously sized bedroom, a 3-piece bathroom, and in-suite stackable laundry with a NEW WASHER AND DRYER complete the unit. Additional highlights include a CUSTOM SCREEN DOOR for the patio, and IN-FLOOR HEATING. You'll also enjoy the convenience of UNDERGROUND, TITLED, and HEATED parking and a spacious assigned storage unit. THE COMPLEX OFFERS fantastic amenities such as an UNDERGROUND CAR WASH, GUEST SUITE, MOVIE THEATRE, GYM, AND A LARGE RECREATION ROOM PERFECT FOR GATHERINGS. Conveniently located within walking distance to Avenida, South Centre, and the C-Train, the pet-friendly building (with board approval) is ideal for all ages, providing comfort, convenience, and accessibility. THIS EXCEPTIONAL VALUE IS ONE YOU WON'T WANT TO MISS!