

# \$600,000 - 3215, 3215 Lake Fraser Court Se, Calgary

MLS® #A2220444

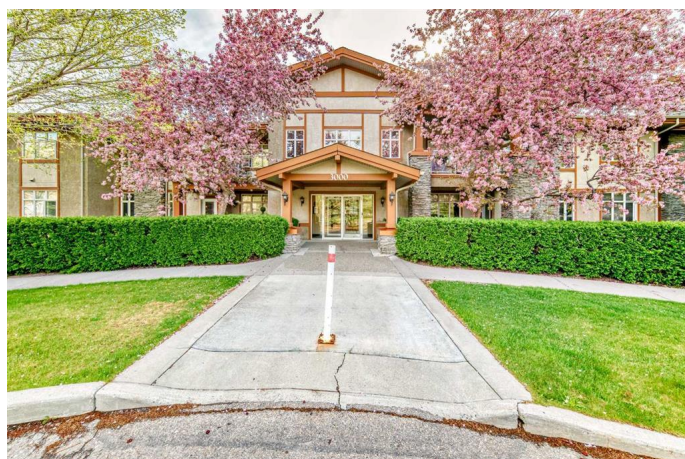
**\$600,000**

2 Bedroom, 2.00 Bathroom, 1,301 sqft

Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

This lovely TOP FLOOR, 2 Bedroom, 2 bathroom apartment with 9 foot ceilings, a bright end unit offering plenty of natural light, is located in the sought after gated complex of Bonavista Estates. The foyer leads into the kitchen with stainless steel appliances, featuring track Lighting, white cabinetry, granite counters, tiled flooring, and a spacious walk-in corner pantry. Open Concept floor plan with Upgraded Vinyl Plank Flooring where the Living Room Dining room and Kitchen all Flowing together. The Large primary bedroom boasts two closets with plenty of room for a sitting area, 5-piece ensuite offers double sinks, granite counters, a soaker tub, separate shower and a linen closet. This unit also features a second bedroom, main bathroom and large in-suite storage room with custom cabinetry, granite counter top, and in-suite washer and Dryer. For your comfort on the hot Calgary Days there's a Central Air Conditioning unit and to keep you cozy on the cold Days theres in-floor heating and a gas fireplace. Have your morning coffee and Relax on the private, sheltered balcony with a gas line for your BBQ, overlooking gardens and treed grounds. In the heated underground parkade, Very seldom will you find two titled parking stalls and there's also an assigned storage unit for your private use. This complex offers many amenities including a gazebo, a lovely sitting area in the building foyer with a cozy fireplace. The clubhouse has an outdoor patio with BBQ, kitchen, dining areas, billiards



and games area and an impressive stone fireplace. Other amenities include a well-equipped fitness room, a private theatre (24 seats), two guest suites, a car wash bay and lots of visitor parking. All these amenities are available without going outside as Building 3000 is connected to Building 1000 through the underground parkade. You will be within walking distance to many amenities with shopping/restaurants right across the street and it is close to Anderson LRT, Southcentre Mall, the Library, Trico Centre, and the exclusive shops in Willow Park Village. Enjoy carefree living & a vibrant community at its finest!

Built in 2001

### **Essential Information**

MLS® #	A2220444
Price	\$600,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,301
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	3215, 3215 Lake Fraser Court Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J7H4

### **Amenities**

Amenities	Fitness Center, Parking, Racquet Courts, Recreation Facilities, Storage, Trash, Visitor Parking, Car Wash, Party Room, Recreation Room
Parking Spaces	2
Parking	Heated Garage, Underground, Titled

### Interior

Interior Features	Granite Counters, High Ceilings, Open Floorplan, Pantry, Storage, Vinyl Windows, Recreation Facilities
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	In Floor, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	2

### Exterior

Exterior Features	Balcony
Roof	Asphalt
Construction	Stone, Stucco, Wood Frame

### Additional Information

Date Listed	May 15th, 2025
Days on Market	21
Zoning	M-C1

### Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.