

\$634,900 - 1318 Lake Fraser Court Se, Calgary

MLS® #A2224287

\$634,900

2 Bedroom, 2.00 Bathroom, 1,458 sqft
Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

Experience carefree living in the highly sought-after community of Lake Bonavista. This 2-bedroom, plus den condo, features 2 bathrooms and offers over 1,400â€™ of spacious, well-appointed layout you'll want to call home. The chef's kitchen has ample cabinets, granite countertops, stainless steel appliances, storage space, and a corner pantry. It opens to the dining and living room, perfect for preparing meals and entertaining guests. All areas are filled with natural light from the wall of south-facing windows. The king-sized primary bedroom boasts a large window, walk-through closet, and a renovated 4 pc ensuite featuring a deep jacuzzi tub, walk-in shower, and extra counter space and storage. On the opposite side, the full-sized second bedroom is spacious, with a large closet and window, and is across from the upgraded 3 pc bathroom. This unit features an added den for flexibility and enhanced functional living space, as well as an oversized laundry room and convenient in-suite storage, complete with custom cabinets. Features and upgrades include south-facing windows for optimal natural light throughout the day, views of the courtyard from every window and the oversized balcony (equipped with a natural gas hook-up), central vacuum, air conditioning, linen closets in each bathroom, titled underground parking, and a storage locker in front of the stall, along with interior paint and a new patio door. The gated complex offers a clubhouse with a full kitchen,



outdoor BBQ, games room, library, fitness room, theatre, guest suites, a car wash bay in the parkade, visitor parking, and is pet-friendly.

Living here, you'll have everything you need within the complex and the surrounding area, with nearby local amenities and easy access to the C-Train, MacLeod Trail, Southcentre Mall, Trico Centre, and Fish Creek Park! This condo perfectly blends elegance and functionality in a well-managed complex. Welcome home!

Built in 2000

Essential Information

MLS® #	A2224287
Price	\$634,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,458
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1318 Lake Fraser Court Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J7G4

Amenities

Amenities	Car Wash, Elevator(s), Fitness Center, Party Room, Secured Parking, Storage, Visitor Parking, Guest Suite, Recreation Room
Parking Spaces	1

Parking	Parkade, Titled, Underground
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Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Wall/Window Air Conditioner
Heating	In Floor, Radiant
Cooling	Wall/Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard
Roof	Asphalt Shingle
Construction	Stucco

Additional Information

Date Listed	May 26th, 2025
Days on Market	5
Zoning	M-C1

Listing Details

Listing Office	Royal LePage Solutions
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