

\$509,000 - 1120, 1120 Lake Fraser Green Se, Calgary

MLS® #A2242823

\$509,000

1 Bedroom, 2.00 Bathroom, 1,127 sqft

Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

Welcome to Bonavista Estates II, a gated and beautifully maintained complex—designed for but not restricted to seniors—located in the heart of Lake Bonavista, one of Calgary's most desirable communities. This immaculate, bright, and spacious 1 bedroom + den, 2 full bath main-floor unit may offer one of the quietest and most private locations in the entire complex, with large windows, and a large & private terrace with direct exterior access—ideal for pet owners or anyone who prefers to avoid common areas. Inside, you'll find a functional open-concept layout with 9-foot ceilings, a cozy gas fireplace, and a well-designed kitchen and dining area. The large primary bedroom features a walk-through closet and full ensuite. The den easily functions as a SECOND BEDROOM or home office, and there's plenty of in-suite storage, including a huge laundry/storage room plus a nearby oversized storage locker. A second full bathroom adds even more flexibility. This secure, gated complex offers first-class amenities including: A 24-seat theatre room, car wash bay, well-equipped fitness centre, guest suite for visitors and a welcoming social lounge with pool table, darts, fireside seating, library, communal kitchen, and outdoor BBQ patio. Condo fees are very reasonable and you'll be hard-pressed to find a better-managed or more financially secure building in the area. Located directly across the street from Avenida market, pharmacy, restaurants, Tim Hortons, shops, and the LRT,



with quick access to Fish Creek Library, Trico Centre, and Southcentre Mall. Set in beautifully landscaped, park-like grounds, this quiet, clean, and secure complex offers a truly low-maintenance lifestyle in a vibrant, connected community.

Built in 2003

Essential Information

MLS® #	A2242823
Price	\$509,000
Bedrooms	1
Bathrooms	2.00
Full Baths	2
Square Footage	1,127
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1120, 1120 Lake Fraser Green Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 7H6

Amenities

Amenities	Car Wash, Clubhouse, Elevator(s), Fitness Center, Guest Suite, Party Room, Recreation Facilities, Recreation Room, Secured Parking, Storage, Visitor Parking, Gazebo
Parking Spaces	1
Parking	Heated Garage, Parkade, Secured, See Remarks, Titled, Underground

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Recreation Facilities
Appliances	Dishwasher, Dryer, Electric Range, Freezer, Microwave, Refrigerator, Washer, Window Coverings
Heating	In Floor
Cooling	Sep. HVAC Units
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
# of Stories	4

Exterior

Exterior Features	BBQ gas line, Courtyard, Private Entrance
Construction	Stone, Stucco, Wood Frame, Wood Siding

Additional Information

Date Listed	July 29th, 2025
Days on Market	7
Zoning	M-C1 d78

Listing Details

Listing Office	KIC Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.