

# \$504,900 - 1211, 1211 Lake Fraser Green Se, Calgary

MLS® #A2254006

## \$504,900

2 Bedroom, 2.00 Bathroom, 1,143 sqft

Residential on 0.00 Acres

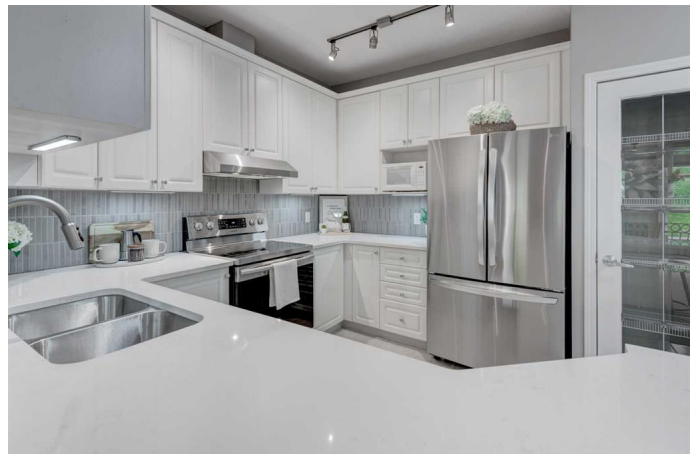
Lake Bonavista, Calgary, Alberta

Bright & Stylish, 1142 sq ft 2 bed / 2 bath open-concept unit boasting 9' ceilings + 2 heated parking stalls is located in the highly desirable & established neighbourhood of Lake Bonavista with every amenity just minutes away—shopping, restaurants, transit, parks, and more.

The kitchen shines with BRAND NEW QUARTZ countertops and MODERN TILED BACKSPLASH + stainless steel appliances, tall white cabinets and a large pantry. You'll love the airy living and dining space with gas fireplace, large windows and a sunny southwest-facing deck with gas BBQ hook up overlooking beautifully landscaped spaces with tall trees—ideal for relaxing or entertaining.

The primary bedroom features a walk-through closet and spacious, 5 piece ensuite, while the second bedroom is ideal for a home office/hobby space, or guests with a 3 piece bathroom nearby.

This secure, gated complex offers exceptionally rare amenities conveniently located on the main floor of this building: a pub-style lounge/games room with library, rentable kitchen, fitness centre, 24-seat movie theatre, 2 rentable guest suites, a resident car wash in the heated parkade, and air conditioning throughout the common spaces for year-round comfort. You'll also enjoy secure, heated storage and 2 titled parking stalls—a rare and valuable bonus! Worry free, lock & go living that gives you time to enjoy



hobbies, friends and travel. The carpets have been cleaned and this home is all move-in ready for a quick possession!

Bright, stylish, and packed with convenience—this one has it all! Don't miss the virtual tour - just click on the film reel.

Built in 2002

### Essential Information

MLS® #	A2254006
Price	\$504,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,143
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1211, 1211 Lake Fraser Green Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 7H6

### Amenities

Amenities	Car Wash, Clubhouse, Elevator(s), Fitness Center, Recreation Room, Secured Parking, Storage, Visitor Parking
Parking Spaces	2
Parking	Heated Garage, Titled, Underground

### Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Electric Oven, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	In Floor
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle
# of Stories	4

## Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Stone, Stucco, Wood Frame

## Additional Information

Date Listed	September 5th, 2025
Days on Market	3
Zoning	M-C1 d78

## Listing Details

Listing Office	CIR Realty
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