

## 1211, 1211 Lake Fraser Green SE Calgary, Alberta

**MLS # A2254006**



**\$504,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Lake Bonavista                     |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 1,143 sq.ft.                       | <b>Age:</b>   | 2002 (23 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Heated Garage, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                                |                   |          |
|--------------------|----------------------------------------------------------------|-------------------|----------|
| <b>Heating:</b>    | In Floor                                                       | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Linoleum                                 | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | -                                                              | <b>Condo Fee:</b> | \$ 712   |
| <b>Basement:</b>   | -                                                              | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Stone, Stucco, Wood Frame                                      | <b>Zoning:</b>    | M-C1 d78 |
| <b>Foundation:</b> | -                                                              | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Ceiling Fan(s), No Animal Home, No Smoking Home, Vinyl Windows |                   |          |

**Inclusions:** N/A

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 & accessible with your fob: 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.