

**#, 3213 Lake Fraser Court SE  
Calgary, Alberta**

**MLS # A2280134**



**\$359,000**

<b>Division:</b>	Lake Bonavista		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	747 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Garage Door Opener, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** In Floor, Natural Gas

**Floors:** Carpet, Ceramic Tile

**Roof:** Asphalt Shingle

**Basement:** -

**Exterior:** Cement Fiber Board, Mixed, Stone, Stucco

**Foundation:** -

**Features:** Elevator, Kitchen Island, Soaking Tub

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 602

**LLD:** -

**Zoning:** M-C1 d78

**Utilities:** -

**Inclusions:** N/A

This one bedroom top floor condo is located in the amenity rich, and gated community of Bonavista Estates. A large kitchen welcomes you that is well equipped with plenty of storage and countertop space. The powder room is conveniently located just off the kitchen, which also houses the washer and dryer. The dining and living room have great natural light and a centred fireplace for those cooler months ahead. The east facing bedroom is a great size with double closets and a 4 piece ensuite bathroom. This unit also has a partially covered east facing balcony with a gas line for your bbq or heater. One titled underground stall that is directly connected to the adjacent building, providing access to the amenities in building 1000 in the winter months. The storage unit is very close to the elevator and provides very easy access. This community offers top tier amenities, including private clubhouse, a fully equipped fitness room, theatre room, guest suite, and a car wash station in the parkade. Located in the highly desirable Bonavista Estates, this gated community offers security and peace of mind while being just minutes from shopping, dining, and SouthCentre Mall.