

**1311, 1311 Lake Fraser Green SE**  
**Calgary, Alberta**

**MLS # A2320091**



**\$519,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Lake Bonavista                     |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 1,152 sq.ft.                       | <b>Age:</b>   | 2002 (24 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Underground                        |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                  |                   |          |
|--------------------|----------------------------------|-------------------|----------|
| <b>Heating:</b>    | In Floor                         | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Ceramic Tile             | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | -                                | <b>Condo Fee:</b> | \$ 724   |
| <b>Basement:</b>   | -                                | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Mixed, Stone, Stucco, Wood Frame | <b>Zoning:</b>    | M-C1 d78 |
| <b>Foundation:</b> | Poured Concrete                  | <b>Utilities:</b> | -        |
| <b>Features:</b>   | See Remarks                      |                   |          |

**Inclusions:** See remarks

Welcome to BONAVIDA ESTATES II, a highly sought-after condominium community offering an exceptional blend of comfort, convenience, and lifestyle. This IMMACULATELY MAINTAINED, MOVE-IN READY condo features 1,152 SQ. FT. of thoughtfully designed living space with 2 BEDROOMS, 2 BATHROOMS, and a functional layout that appeals to a wide range of buyers—from professionals and downsizers to those seeking a spacious, low-maintenance home. The bright and inviting living area opens to a private patio complete with a NEWER ROLLER BLIND (2024) and a PHANTOM SCREEN DOOR, allowing for excellent airflow and comfortable summer afternoons. Stay cool year-round with AIR CONDITIONING and enjoy the convenience of a FRONT DOOR KEYPAD for secure, keyless entry. A major bonus: the AIR CONDITIONER, FRIDGE, STOVE, DISHWASHER, WASHER, DRYER, and WINDOW BLINDS were all NEW IN 2024, offering modern efficiency and peace of mind for years to come. The home has also been FRESHLY PAINTED THROUGHOUT (2026), creating a clean, modern feel. The well-designed floor plan offers GENEROUS-SIZED ROOMS throughout, including a spacious PRIMARY SUITE with a private ENSUITE FEATURING DOUBLE SINKS, a SOAKER TUB, and a SEPARATE WALK-IN SHOWER. A second bedroom and full bathroom provide flexibility for guests, family members, or a home office. Storage is abundant, including a STORAGE ROOM OFF THE ENTRY, TWO LINEN CLOSETS, and a convenient laundry area with BUILT-IN SHELVING and a NEW WASHER AND DRYER. Plus additional storage unit in the parking garage, conveniently located in front of your parking stall. Bonavista Estates II is renowned for its BEAUTIFULLY LANDSCAPED GROUNDS and outstanding amenities. Residents

enjoy access to a FITNESS ROOM, THEATRE, and an elegant CLUBHOUSE featuring a FULL KITCHEN, DINING AREAS, POOL TABLE, OUTDOOR BBQ, and a stunning STONE FIREPLACE. The clubhouse can be reserved for private gatherings, while TWO GUEST SUITES are available for visiting family and friends. The HEATED UNDERGROUND PARKADE includes a TITLED PARKING STALL, ASSIGNED STORAGE UNIT, and a convenient CAR WASH BAY. There is also ample GUEST PARKING, and the complex is PET FRIENDLY with board approval. Ideally located, this home is just minutes from shopping, dining, and everyday amenities, including Southcentre Mall, Bonavista Mall, and Avenida. Directly across the street you'll find Tim Hortons, restaurants, and the popular Avenida Food Hall, making daily errands and dining out incredibly convenient. Whether you're looking for a spacious home with excellent amenities, a lock-and-leave lifestyle, or the perfect blend of comfort and convenience in an established community, this exceptional condo offers outstanding value in a prime location.