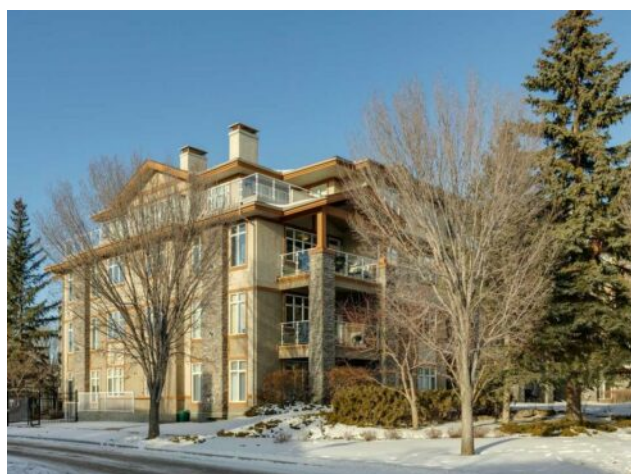


1303, 1303 Lake Fraser Court SE
Calgary, Alberta

MLS # A2277635



\$589,900

Division:	Lake Bonavista		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,308 sq.ft.	Age:	2000 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,011
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C1 d78
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Crown Molding, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: None

Beautifully Updated 1,307 Sq Ft Condo in Sought After Lake Bonavista. This bright two bedroom, two bathroom home offers exceptional natural light, & a thoughtfully designed layout in one of Calgary's most desirable lake communities. Impeccably maintained this corner unit is in one of the best locations in this secure, gated complex. The well appointed kitchen features white shaker cabinetry, granite counters, a breakfast bar, & stainless steel appliances including a KitchenAid French door fridge, & a Bosch dishwasher. The open living & dining area is highlighted by 9 ft ceilings, luxury vinyl plank flooring, a gas fireplace, & large east & south facing windows. The spacious primary suite fits a king bed & includes double closets plus an ensuite with dual sinks & a walk in tub. A second bedroom, 3 piece bath, & in suite laundry complete the interior. Enjoy peaceful courtyard views and morning sun from the large balcony complete with a BBQ gas hookup. Additional features include air conditioning, titled underground parking, and an assigned storage unit. The well managed building offers outstanding amenities: a car wash bay, clubhouse with full kitchen, dining areas, an impressive stone fireplace, games & billiards space, fitness centre, 24 seat theatre, two guest suites, & ample visitor parking. All of this in a PRIME location close to public transit / LRT, Southcentre Mall, Avenida, Fish Creek Park, Trico Centre, restaurants, shops, pharmacies, and more.