

**1207, 1207 Lake Fraser Court SE
Calgary, Alberta**

MLS # A2281933



\$430,000

Division:	Lake Bonavista		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,083 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Tandem, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Fireplace(s), Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 847
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame, Wood Siding	Zoning:	M-C1 d78
Foundation:	-	Utilities:	-
Features:	Granite Counters, Soaking Tub		

Inclusions:	n/a
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Welcome to Bonavista Estates; an amenities rich, gated community, in the beautiful sought after community of Lake Bonavista. This well laid out 2 bedroom apartment features premium finishes throughout, including hardwood floors and tile in the bathrooms. The kitchen is equipped with plenty of storage and stainless steel appliances. The primary bedroom is a great size with double closets and a 5 piece ensuite, including a soaker tub. The second bedroom is also a very sizable. Comfort is key here, with air conditioning, heated floors(in-floor heating), and a spacious, private balcony for outdoor enjoyment. This unit also comes with a rare titled tandem parking stall, for two car in the heated parkade, and a generous storage locker. 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.