

**1113, 1113 Lake Fraser Green SE
Calgary, Alberta**

MLS # A2282212



\$449,900

Division:	Lake Bonavista		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,021 sq.ft.	Age:	2002 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 633
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame, Wood Siding	Zoning:	M-C1 d78
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Open Floorplan, Pantry		

Inclusions: N/A

This beautifully maintained 2-bedroom, 2-bathroom ground-floor unit offers 1,021 sq. ft. of stylish living with 9-foot ceilings, a bright open floor plan, and a private garden-level patio with a separate sidewalk entrance—perfect for pet owners or frequent walkers. The updated kitchen features crisp white cabinetry, granite countertops, a large central island with seating, and a walk-in pantry. Adjacent to the kitchen, the dining area flows into a spacious living room with cozy gas fireplace and direct patio access. The primary suite includes dual closets and a luxurious 5-piece ensuite with a separate soaker tub, glass shower, and double vanities. A second bedroom is located near the full 3-piece guest bathroom for added privacy and convenience. Additional highlights include central A/C, in-suite laundry, titled underground parking, and a secure storage locker. Residents enjoy access to a car wash bay, clubhouse with full kitchen, fitness centre, guest suite, and beautifully landscaped grounds with ample visitor parking. All this just steps from Avenida Market, Save-On-Foods, doctors’ offices, coffee shops, transit, and more. Enjoy the perfect lock-and-leave lifestyle in one of Calgary’s most sought-after lake communities. Book your private showing today!