

# \$449,000 - 1207, 1207 Lake Fraser Court Se, Calgary

MLS® #A2216196

**\$449,000**

2 Bedroom, 2.00 Bathroom, 1,085 sqft

Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

This suite has been thoughtfully upgraded in an amenities rich gated community, the Bonavista Estates. Originally the show suite for the builder, it features premium finishes throughout, including hardwood floors and tile in the bathrooms. The kitchen is equipped with plenty of storage and great layout. The primary is a great size with double closets and a 5 piece ensuite. The second bedroom or office is also a good size. Comfort is key here, with air conditioning, heated floors, and a spacious, private balcony for outdoor enjoyment. The building offers an array of top-tier amenities, including a private clubhouse, a fully equipped fitness room, a theater room, a guest suite, and a car wash station in the parkade. This unit also comes with a rare tandem parking stall for two car in the heated parkade and a generous storage locker. 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.

Built in 1999

## Essential Information

MLS® #	A2216196
Price	\$449,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	1,085
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1207, 1207 Lake Fraser Court Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J7H4

### Amenities

Amenities	Car Wash, Elevator(s), Fitness Center, Guest Suite, Party Room, Recreation Room, Secured Parking, Storage, Visitor Parking, Bicycle Storage, Gazebo
Parking Spaces	2
Parking	Underground, Tandem
# of Garages	2

### Interior

Interior Features	Granite Counters, Kitchen Island, Open Floorplan, Soaking Tub
Appliances	Central Air Conditioner, Dishwasher, Washer/Dryer, Window Coverings, Electric Oven
Heating	In Floor, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

### Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Siding

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  April 30th, 2025

Days on Market            1

Zoning                        M-C1

### **Listing Details**

Listing Office               RE/MAX Real Estate (Central)

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