

\$634,900 - 1318 Lake Fraser Court Se, Calgary

MLS® #A2224287

\$634,900

2 Bedroom, 2.00 Bathroom, 1,458 sqft
Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

Experience carefree living in the highly sought-after community of Lake Bonavista. This 2-bedroom, plus den condo, features 2 bathrooms and offers over 1,400â€™ of spacious, well-appointed layout you'll want to call home. The chef's kitchen has ample cabinets, granite countertops, stainless steel appliances, storage space, and a corner pantry. It opens to the dining and living room, perfect for preparing meals and entertaining guests. All areas are filled with natural light from the wall of south-facing windows. The king-sized primary bedroom boasts a large window, walk-through closet, and a renovated 4 pc ensuite featuring a deep jacuzzi tub, walk-in shower, and extra counter space and storage. On the opposite side, the full-sized second bedroom is spacious, with a large closet and window, and is across from the upgraded 3 pc bathroom. This unit features an added den for flexibility and enhanced functional living space, as well as an oversized laundry room and convenient in-suite storage, complete with custom cabinets. Features and upgrades include south-facing windows for optimal natural light throughout the day, views of the courtyard from every window and the oversized balcony (equipped with a natural gas hook-up), central vacuum, air conditioning, linen closets in each bathroom, titled underground parking, and a storage locker in front of the stall, along with interior paint and a new patio door. The gated complex offers a clubhouse with a full kitchen,



outdoor BBQ, games room, library, fitness room, theatre, guest suites, a car wash bay in the parkade, visitor parking, and is pet-friendly.

Living here, you'll have everything you need within the complex and the surrounding area, with nearby local amenities and easy access to the C-Train, MacLeod Trail, Southcentre Mall, Trico Centre, and Fish Creek Park! This condo perfectly blends elegance and functionality in a well-managed complex. Welcome home!

Built in 2000

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2224287 |
| Price | \$634,900 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,458 |
| Acres | 0.00 |
| Year Built | 2000 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 1318 Lake Fraser Court Se |
| Subdivision | Lake Bonavista |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2J7G4 |

Amenities

| | |
|----------------|--|
| Amenities | Car Wash, Elevator(s), Fitness Center, Party Room, Recreation Room, Secured Parking, Storage, Visitor Parking, Guest Suite |
| Parking Spaces | 1 |

| | |
|---------|------------------------------|
| Parking | Parkade, Titled, Underground |
|---------|------------------------------|

Interior

| | |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Storage |
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Wall/Window Air Conditioner |
| Heating | In Floor, Radiant |
| Cooling | Wall/Window Unit(s) |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| # of Stories | 4 |

Exterior

| | |
|-------------------|----------------------------------|
| Exterior Features | Balcony, BBQ gas line, Courtyard |
| Roof | Asphalt Shingle |
| Construction | Stucco |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 26th, 2025 |
| Days on Market | 12 |
| Zoning | M-C1 |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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