

# \$650,000 - 1318 Lake Fraser Court Se, Calgary

MLS® #A2212807

## \$650,000

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 condo, plus den, 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 has the added benefit of a den for flexibility and enhanced functional living space, plus an oversized laundry room and convenient ensuite 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 (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® #	A2212807
Price	\$650,000
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	Elevator(s), Fitness Center, Parking, Party Room, Secured Parking, Visitor Parking, Car Wash, Guest Suite
Parking Spaces	1

Parking	Parkade, Titled, Underground, Guest
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## Interior

Interior Features	Central Vacuum, No Smoking Home, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Wall/Window Air Conditioner
Heating	In Floor, Fireplace(s), Radiant
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	4

## Exterior

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

## Additional Information

Date Listed	April 17th, 2025
Days on Market	4
Zoning	M-C1

## Listing Details

Listing Office	Royal LePage Solutions
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