

# \$459,000 - 1207, 1207 Lake Fraser Court Se, Calgary

MLS® #A2182679

**\$459,000**

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® #	A2182679
Price	\$459,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	1,085
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Apartment
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	Bicycle Storage, Car Wash, Elevator(s), Fitness Center, Gazebo, Guest Suite, Party Room, Recreation Room, Secured Parking, Storage, Visitor Parking
Parking Spaces	2
Parking	Tandem, Underground
# of Garages	2

### **Interior**

Interior Features	Granite Counters, Kitchen Island, Open Floorplan, Soaking Tub
Appliances	Central Air Conditioner, Dishwasher, Electric Oven, Washer/Dryer, Window Coverings
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            January 29th, 2025

Days on Market        72

Zoning                  M-C1

### **Listing Details**

Listing Office           RE/MAX Real Estate (Central)

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