

# \$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      | Car Wash, Elevator(s), Fitness Center, Parking, Secured Parking, Visitor Parking, Guest Suite, Party Room |
| Parking Spaces | 1                                                                                                         |

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

## 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 | 16               |
| Zoning         | M-C1             |

## Listing Details

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

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