

# \$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        29  
Zoning                      M-C1

**Listing Details**

Listing Office            RE/MAX Real Estate (Central)

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