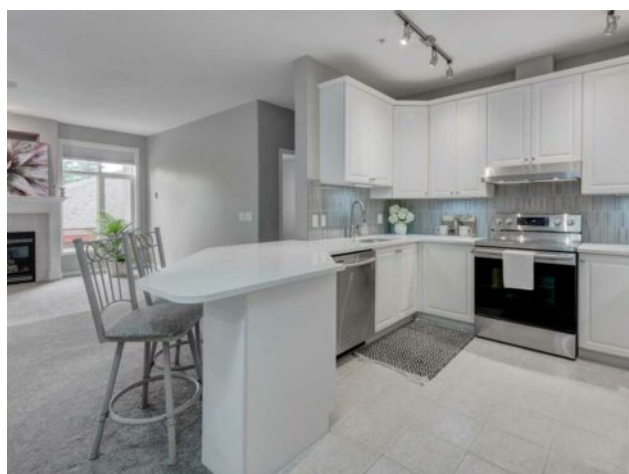


**1211, 1211 Lake Fraser Green SE  
Calgary, Alberta**

**MLS # A2254006**



**\$504,900**

<b>Division:</b>	Lake Bonavista		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,143 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 712
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-C1 d78
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Animal Home, No Smoking Home, Vinyl Windows		

**Inclusions:** N/A

Bright & Stylish, 1142 sq ft 2 bed / 2 bath open-concept unit boasting 9' ceilings + 2 heated parking stalls is located in the highly desirable & established neighbourhood of Lake Bonavista with every amenity just minutes away—shopping, restaurants, transit, parks, and more. The kitchen shines with BRAND NEW QUARTZ countertops and MODERN TILED BACKSPLASH + stainless steel appliances, tall white cabinets and a large pantry. You'll love the airy living and dining space with gas fireplace, large windows and a sunny southwest-facing deck with gas BBQ hook up overlooking beautifully landscaped spaces with tall trees—ideal for relaxing or entertaining. The primary bedroom features a walk-through closet and spacious, 5 piece ensuite, while the second bedroom is ideal for a home office/hobby space, or guests with a 3 piece bathroom nearby. This secure, gated complex offers exceptionally rare amenities conveniently located on the main floor of this building: a pub-style lounge/games room with library, rentable kitchen, fitness centre, 24-seat movie theatre, 2 rentable guest suites, a resident car wash in the heated parkade, and air conditioning throughout the common spaces for year-round comfort. You'll also enjoy secure, heated storage and 2 titled parking stalls—a rare and valuable bonus! Worry free, lock & go living that gives you time to enjoy hobbies, friends and travel. The carpets have been cleaned and this home is all move-in ready for a quick possession!

Bright, stylish, and packed with convenience—this one has it all! Don't miss the virtual tour - just click on the film reel.