

2407 Lake Fraser Green SE
Calgary, Alberta

MLS # A2175935



\$440,000

Division:	Lake Bonavista		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	947 sq.ft.	Age:	2002 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Cork, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 588
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	See Remarks, Walk-In Closet(s)		

Inclusions: N/A

Discover the charm of this top-floor condo in Bonavista Estates II, a gated, pet-friendly community that combines security with comfort and convenience. The moment you enter, modern cork flooring and 9-foot ceilings create a warm, open atmosphere. The kitchen is designed for both functionality and style, featuring a breakfast bar and plenty of storage, making it ideal for everyday living. This unit includes 2 bedrooms, a flexible den/flex room or office, and 2 bathrooms within a thoughtfully arranged layout. Relax on your private balcony, taking in tranquil views of landscaped pathways and the downtown skyline. The cozy living room, complete with a gas fireplace, and the spacious primary bedroom with a large closet and luxurious 5-piece ensuite offer comfort and elegance. Additionally, you'll find a second bedroom, a 3 piece bathroom adaptable den/flex room or office, and in-suite laundry, along with both assigned and extra storage conveniently located nearby. Bonavista Estates II elevates your lifestyle with exceptional amenities, including a party room, theatre, fitness center, car wash bays, guest suites, and ample visitor parking. Located across from the Avenita Shopping Centre, this pet-friendly community provides easy access to dining, shopping, and services, along with nearby pharmacies and the LRT. With Fish Creek Library and Southcentre Mall just minutes away, enjoy endless recreational and shopping opportunities. Quick possession is available. Embrace the secure, lock-and-leave lifestyle of Bonavista Estates II—move in and make it your own today!