

**2208, 2208 Lake Fraser Green SE
Calgary, Alberta**

MLS # A2201576



\$478,927

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Lake Bonavista | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 948 sq.ft. | Age: | 2003 (22 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | In Floor | Water: | - |
| Floors: | Ceramic Tile, Laminate | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 588 |
| Basement: | - | LLD: | - |
| Exterior: | Stone, Stucco, Wood Frame | Zoning: | M-C1 |
| Foundation: | - | Utilities: | - |
| Features: | Ceiling Fan(s), Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Pantry, Recreation Facilities | | |

Inclusions: N/A

This charming 2-bedroom, 2-bathroom open-concept home is located in a GATED condominium COMPLEX in the PRESTIGIOUS LAKE BONAVIDA area, offering LOW-MAINTENANCE living and enhanced security. With UPGRADED GRANITE COUNTERTOPS AND VINYL PLANK FLOORING THROUGHOUT, this home combines elegance and durability. The spacious kitchen features a large pantry, breakfast bar, and a BRAND-NEW DISHWASHER, while the adjacent dining area flows into a bright family room with a GAS FIREPLACE and a niche for your TV. The large, quiet patio overlooks a peaceful greenspace. The master bedroom includes HIS-AND-HERS WALK-IN CLOSETS and a luxurious 5-PIECE ENSUITE WITH A SOAKER TUB. A second generously sized bedroom, a 3-piece bathroom, and in-suite stackable laundry with a NEW WASHER AND DRYER complete the unit. Additional highlights include a CUSTOM SCREEN DOOR for the patio, and IN-FLOOR HEATING. You'll also enjoy the convenience of UNDERGROUND, TITLED, and HEATED parking and a spacious assigned storage unit. THE COMPLEX OFFERS fantastic amenities such as an UNDERGROUND CAR WASH, GUEST SUITE, MOVIE THEATRE, GYM, AND A LARGE RECREATION ROOM PERFECT FOR GATHERINGS. Conveniently located within walking distance to Avenida, South Centre, and the C-Train, the pet-friendly building (with board approval) is ideal for all ages, providing comfort, convenience, and accessibility. THIS EXCEPTIONAL VALUE IS ONE YOU WON'T WANT TO MISS!