

\$539,900 - 3107, 3107 Lake Fraser Court Se, Calgary

MLS® #A2265385

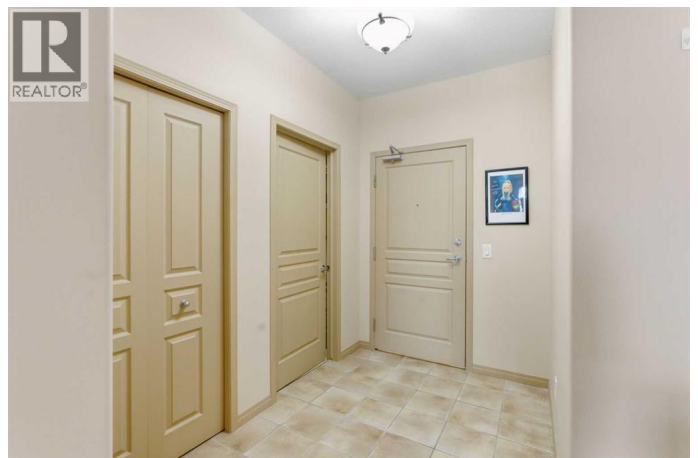
\$539,900

2 Bedroom, 2.00 Bathroom, 1,293 sqft

Single Family on 0.00 Acres

Lake Bonavista, Calgary, Alberta

This sophisticated main-floor 2-bed, 2-bath residence features 9-ft ceilings, in-floor heat, and a gas fireplace that anchors the generous living area. The chef's peninsula kitchen is refined with maple cabinetry, abundant prep space, and black & stainless-steel appliances and flows effortlessly to dining spaces and out to an east-facing private patio which is framed by a lush and mature green space, an ideal space to start your quiet morning over coffee. The king-sized principal suite includes a well-appointed ensuite bath; and a second bedroom and full bath provide flexibility for guests or a functional home office. Thoughtful conveniences include in-suite laundry, a full interior storage room, a separate secure parkade storage locker, and the comfort of a portable A/C unit for warm summer days. Two titled underground parking stalls complete the home. Residents enjoy elevated on-site amenities—an elegant lobby and lounges, theatre, fitness studio, and car wash bay—within a secured, intercom-access community moments from premier shopping, dining, transit, and major routes. A polished inner-city haven in coveted Bonavista Estates include gated entry with intercom security, beautifully landscaped courtyard green spaces, an elegant residents' lounge and lobby, a private theatre for movie nights, a well-equipped fitness room, a convenient car wash bay, heated underground parking with storage, and effortless access to nearby conveniences such as Southcentre Mall,



Avenida Village, Fish Creek Park, and both Canyon Meadows and Anderson LRT stationsâ€”placing everyday essentials, dining, and recreation just minutes from your door.
(id:6289)

Built in 2001

Essential Information

Listing #	A2265385
Price	\$539,900
Bedrooms	2
Bathrooms	2.00
Square Footage	1,293
Acres	0.00
Year Built	2001
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	3107, 3107 Lake Fraser Court Se
Subdivision	Lake Bonavista
City	Calgary
Province	Alberta
Postal Code	T2J7H4

Amenities

Amenities	Golf Course, Park, Playground, Recreation Nearby, Schools, Shopping, Water Nearby, Car Wash, Exercise Centre, Recreation Centre
Features	Parking
Parking Spaces	2
Parking	Garage, Heated Garage, Underground
# of Garages	1

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave, Hood Fan, Window Coverings, Garage door opener
Heating	Natural gas Baseboard heaters, Other
Cooling	Wall unit, See Remarks

Fireplace Yes

of Fireplaces 1

of Stories 4

Exterior

Exterior Stone, Stucco

Construction Wood frame

Listing Details

Listing Office CIR Realty



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