

# \$498,900 - 1113, 1113 Lake Fraser Green Se, Calgary

MLS® #A2253587

**\$498,900**

2 Bedroom, 2.00 Bathroom, 1,021 sqft

Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

This beautifully maintained 2-bedroom, 2-bathroom ground-floor unit offers over 1,020 sq. ft. of stylish living with 9-foot ceilings, a bright open floor plan, and a private garden-level patio with a separate sidewalk entrance—perfect for pet owners or frequent walkers. The updated kitchen features crisp white cabinetry, granite countertops, a large central island with seating, and a walk-in pantry. Adjacent to the kitchen, the dining area flows into a spacious living room with cozy gas fireplace and direct patio access. The primary suite includes dual closets and a luxurious 5-piece ensuite with a separate soaker tub, glass shower, and double vanities. A second bedroom is located near the full 3-piece guest bathroom for added privacy and convenience. Additional highlights include central A/C, in-suite laundry, titled underground parking, and a secure storage locker. Residents enjoy access to a car wash bay, clubhouse with full kitchen, fitness centre, guest suite, and beautifully landscaped grounds with ample visitor parking. All this just steps from Avenida Market, Save-On-Foods, doctors' offices, coffee shops, transit, and more. Enjoy the perfect lock-and-leave lifestyle in one of Calgary's most sought-after lake communities. Book your private showing today!

Built in 2002

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2253587          |
| Price          | \$498,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,021             |
| Acres          | 0.00              |
| Year Built     | 2002              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 1113, 1113 Lake Fraser Green Se |
| Subdivision | Lake Bonavista                  |
| City        | Calgary                         |
| County      | Calgary                         |
| Province    | Alberta                         |
| Postal Code | T2J7H6                          |

### Amenities

|                |                                                                                                                             |
|----------------|-----------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Car Wash, Clubhouse, Elevator(s), Fitness Center, Guest Suite, Parking, Party Room, Secured Parking, Trash, Visitor Parking |
| Parking Spaces | 1                                                                                                                           |
| Parking        | Parkade, Stall, Titled, Underground                                                                                         |

### Interior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Open Floorplan, Pantry |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer                                   |
| Heating           | In Floor, Natural Gas                                                                     |
| Cooling           | Central Air                                                                               |
| Fireplace         | Yes                                                                                       |
| # of Fireplaces   | 1                                                                                         |
| Fireplaces        | Gas                                                                                       |
| # of Stories      | 4                                                                                         |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Other                                  |
| Construction      | Stone, Stucco, Wood Frame, Wood Siding |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 49                  |
| Zoning         | M-C1 d78            |

**Listing Details**

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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