\$459,900 - Unit # 3113, 3113 Lake Fraser Green Se, Calgary

MLS® #A2225126

\$459,900

2 Bedroom, 2.00 Bathroom, 943 sqft Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

Experience carefree living in the vibrant condo community of Bonavista Estates 2 with this immaculately kept and nicely updated ground-level condo in the two-storey low-rise building 3000 offering two bedrooms, two bathrooms, and a spacious east-facing patio overlooking a green beltâ€"perfect for nature lovers and pet owners. This ideal floor plan features a large kitchen with granite countertops, stainless steel appliances, and a peninsula island, open dining and living areas with a cozy fireplace, and direct access to your private patioâ€"great for morning coffee, evening barbecues, or soaking up the sun. Enjoy year-round comfort with central air conditioning and stylish laminate flooring throughout. The serene primary suite includes walk-through double closets and a private 4-piece ensuite with granite counters, while the second bedroom is perfect for guests or a home office, complete with a nearby full bath. Additional highlights include in-suite laundry, titled underground parking, an assigned storage locker, and low condo fees that cover all utilities except electricity. Bonavista Estates is a secure, gated and amenity-rich complex offering a fitness room, theatre, guest suite, car wash, social room, library, outdoor patio, and more. Unbeatable location steps to Avenida shops, restaurants, transit, Trico Centre, Southcentre Mall, and Fish Creek Parkâ€"this is a fantastic opportunity to enjoy a







low-maintenance lifestyle in one of Calgary's most sought-after communities!

Built in 2003

Essential Information

MLS® # A2225126 Price \$459,900

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 943
Acres 0.00
Year Built 2003

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

Community Information

Address Unit # 3113, 3113 Lake Fraser Green Se

Subdivision Lake Bonavista

City Calgary
County Calgary
Province Alberta
Postal Code T2J 7H9

Amenities

Amenities Elevator(s), Parking, Recreation Room, Secured Parking, Snow

Removal, Storage, Trash, Visitor Parking, Clubhouse, Car Wash, Fitness

Center, Gazebo, Party Room, Workshop

Parking Spaces 1

Parking Heated Garage, Titled, Underground, Parkade

Interior

Interior Features Ceiling Fan(s), No Animal Home, No Smoking Home

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave

Hood Fan, Refrigerator

Heating In Floor, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Mantle

of Stories 2

Exterior

Exterior Features Storage, Courtyard

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 27th, 2025

Days on Market 20

Zoning M-C1 d78

Listing Details

Listing Office RE/MAX House of Real Estate

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