

# \$650,000 - #1318, 1318 Lake Fraser Court Se, Calgary

MLS® #A2212807

## \$650,000

2 Bedroom, 2.00 Bathroom, 1,458 sqft  
Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

Experience carefree living in the highly sought-after community of Lake Bonavista. This 2-bedroom condo, plus den, features 2 bathrooms and offers over 1,400â€™™ of spacious, well-appointed layout you'll want to call home. The chef's kitchen has ample cabinets, granite countertops, stainless steel appliances, storage space, and a corner pantry. It opens to the dining and living room, perfect for preparing meals and entertaining guests. All areas are filled with natural light from the wall of south-facing windows. The king-sized primary bedroom boasts a large window, walk-through closet, and a renovated 4 pc ensuite featuring a deep jacuzzi tub, walk-in shower, and extra counter space and storage. On the opposite side, the full-sized second bedroom is spacious, with a large closet and window, and is across from the upgraded 3 pc bathroom. This unit has the added benefit of a den for flexibility and enhanced functional living space, plus an oversized laundry room and convenient ensuite storage complete with custom cabinets. Features and upgrades include south-facing windows for optimal natural light throughout the day, views of the courtyard from every window and the oversized balcony (gas hook-up), central vacuum, air conditioning, linen closets in each bathroom, titled underground parking, and a storage locker in front of the stall, along with interior paint and a new patio door. The gated complex offers a clubhouse with a full kitchen, outdoor BBQ,



games room, library, fitness room, theatre, guest suites, a car wash bay in the parkade, visitor parking, and is pet-friendly. Living here, you'll have everything you need within the complex and the surrounding area, with nearby local amenities and easy access to the C-Train, MacLeod Trail, Southcentre Mall, Trico Centre, and Fish Creek Park! This condo perfectly blends elegance and functionality in a well-managed complex. Welcome home!

Built in 2000

### Essential Information

MLS® #	A2212807
Price	\$650,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,458
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	#1318, 1318 Lake Fraser Court Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J7G4

### Amenities

Amenities	Car Wash, Elevator(s), Fitness Center, Parking, Party Room, Secured Parking, Visitor Parking, Guest Suite
Parking Spaces	1

Parking	Parkade, Titled, Underground, Guest
---------	-------------------------------------

## Interior

Interior Features	Central Vacuum, No Smoking Home, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Wall/Window Air Conditioner, Washer
Heating	In Floor, Fireplace(s), Radiant
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	4

## Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard, Garden
Roof	Asphalt Shingle
Construction	Stucco

## Additional Information

Date Listed	April 17th, 2025
Days on Market	3
Zoning	M-C1

## Listing Details

Listing Office	Royal LePage Solutions
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.