3221 Lake Fraser Green SE
Calgary, Alberta

MLS # A2242989

$515,000

Division:	Lake Bonavista
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit

Size:	1,150 sq.ft.	**Age:**	2003 (22 yrs old)
Beds:	2	**Baths:**	2

Garage:	Heated Garage, Secured, Underground
Lot Size:	-
Lot Feat:	-

Heating:	In Floor	**Water:**	-
Floors:	Carpet, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 701
Basement:	-	**LLD:**	-
Exterior:	Brick, Concrete, Stone, Stucco	**Zoning:**	M-C1 d78
Foundation:	-	**Utilities:**	-
Features:	Double Vanity, Laminate Counters		

Inclusions:	Shades/Blinds

SPACIOUS WESTWARD FACING 2BDRM + 2BATH TOP FLOOR unit in the upscale gated condo complex of BONAVISTA ESTATES II, located in one of Calgary's best communities and within walking distance of shops and amenities. Spacious 1150sqft unit boasts large windows and perfect natural light, cozy living room with gas fireplace, kitchen with tall cabinets and island, primary bedroom with ensuite bathroom and walk-through closet, second bedroom (or study), second full bathroom, and in-suite laundry. Large west-facing 9'9" by 14'6" balcony offers ample outdoor lounging area, and overlooks quiet & beautifully landscaped courtyard with mature trees. CONDO AMENITIES in building 1000, accessible through courtyard or via underground parkade, include a fully equipped fitness centre, 24 seat media/theatre room, club house with fireplace and kitchen ideal for gatherings, large outdoor patio with seating, car wash in parkade. Plus, did we mention the two guest suites available for rent if you have visitors? CONDO FEES include heat, water, trash, insurance, underground heated parking, landscaping and snow removal, and unlimited access to condo amenities. PRIME LOCATION near public transit, Southcentre Mall, Avenida, Fish Creek Provincial Park, Trico Centre, pharmacies, restaurants, shops & numerous amenities. If you're looking for a well-maintained top floor condo unit in a well maintained and secure complex, then THIS IS THE ONE!