

# \$619,900 - ., 2105 Lake Fraser Green Se, Calgary

MLS® #A2228647

**\$619,900**

2 Bedroom, 2.00 Bathroom, 1,250 sqft

Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

This HOME has it ALL! Welcome to your new life style of Quiet Elegance. Spacious 2 bedroom, 2 baths, 9' ceilings, in floor heating and Air Conditioning! RENOVATED ground floor condo with a great deck and trees in your back yard! You are welcomed in with gleaming hardwood, open floor plan, neutral decor, fresh paint, lots of windows & sun, all updated making it easy to switch to carefree condo living! The laundry room has built ins galore for tools, paint, games, storage.... Kitchen is bright, large and had all appliances changed out 2 years ago, breakfast bar, lots of cupboards and tons of sparkling granite counters!! Living room is HUGE with fireplace, shutters and open to the Dining Room - works great for entertaining!! The Primary bedroom has room for king size furniture and chairs, the closet has been redesigned and goes to the ceiling so lots of storage! The ensuite has double sinks, a soaker tub, separate shower, linen closet and looks great in gold! The 2nd bedroom has a Murphy bed and shelving attached making it a multi use area. The guest bath has space and a linen closet - count them - WOW - 3 in condo!! Alarm system makes this a perfect Lock & Leave so you can go travelling! Extensive High End Renovations done 2 years ago: 3/4" engineered floors, baseboards, everything painted, appliances, shelving in the laundry room and master closet!! Downstairs is your TITLED parking stall, storage unit and a Car Wash! Building 1000 has an exercise room,



Theatre Room and a beautiful Party Room for all your gatherings. There are 2 Guest Suites you can rent for your company and a beautiful Gazebo to sit under and visit... Walkability is great as you can go to Avenida, Library, Southcenter, transit, Trico Center and/or Fish Creek Park - all within a 20 min walk - great location - SAFE and GATED! You'll be hard pressed to find a better managed & financially secure condo!!

Built in 2003

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2228647          |
| Price          | \$619,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,250             |
| Acres          | 0.00              |
| Year Built     | 2003              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | ., 2105 Lake Fraser Green Se |
| Subdivision | Lake Bonavista               |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2J7H8                       |

**Amenities**

|                |                                                                                                                                                                             |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Clubhouse, Elevator(s), Gazebo, Other, Parking, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Car Wash, Fitness Center, Guest Suite, Party Room, Workshop |
| Parking Spaces | 1                                                                                                                                                                           |

|         |                                                                                                                          |
|---------|--------------------------------------------------------------------------------------------------------------------------|
| Parking | Garage Door Opener, Off Street, Parkade, Stall, Titled, Underground, Gated, Heated Driveway, Owned, Parking Lot, Secured |
|---------|--------------------------------------------------------------------------------------------------------------------------|

|              |   |
|--------------|---|
| # of Garages | 1 |
|--------------|---|

## Interior

|                   |                                                                                                                                                                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Elevator, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Recreation Facilities |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|            |                                                                                                                                                                                       |
|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances | Dishwasher, Electric Stove, Garage Control(s), Range Hood, Wall/Window Air Conditioner, Washer/Dryer Stacked, Window Coverings, ENERGY STAR Qualified Refrigerator, Induction Cooktop |
|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|         |          |
|---------|----------|
| Heating | In Floor |
|---------|----------|

|         |              |
|---------|--------------|
| Cooling | Wall Unit(s) |
|---------|--------------|

|           |     |
|-----------|-----|
| Fireplace | Yes |
|-----------|-----|

|                 |   |
|-----------------|---|
| # of Fireplaces | 1 |
|-----------------|---|

|            |                                |
|------------|--------------------------------|
| Fireplaces | Gas, Living Room, Mantle, Tile |
|------------|--------------------------------|

|              |   |
|--------------|---|
| # of Stories | 4 |
|--------------|---|

|          |      |
|----------|------|
| Basement | None |
|----------|------|

## Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Courtyard, Garden, Lighting |
|-------------------|-----------------------------|

|      |                 |
|------|-----------------|
| Roof | Asphalt Shingle |
|------|-----------------|

|              |                                                         |
|--------------|---------------------------------------------------------|
| Construction | Concrete, Mixed, Stucco, Wood Frame, Cement Fiber Board |
|--------------|---------------------------------------------------------|

## Additional Information

|             |                |
|-------------|----------------|
| Date Listed | June 6th, 2025 |
|-------------|----------------|

|                |    |
|----------------|----|
| Days on Market | 10 |
|----------------|----|

|        |          |
|--------|----------|
| Zoning | M-C1 d78 |
|--------|----------|

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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