

# \$359,000 - #, 3213 Lake Fraser Court Se, Calgary

MLS® #A2260277

**\$359,000**

1 Bedroom, 2.00 Bathroom, 747 sqft

Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

This one bedroom top floor condo is located in the amenity rich, and gated community of Bonavista Estates. A large kitchen welcomes you that is well equipped with plenty of storage and countertop space. The powder room is conveniently located just off the kitchen, which also houses the washer and dryer. The dining and living room have great natural light and a centred fireplace for those cooler months ahead. The east facing bedroom is a great size with double closets and a 4 piece ensuite bathroom. This unit also has a partially covered east facing balcony with a gas line for your bbq or heater. One titled underground stall that is directly connected to the adjacent building, providing access to the amenities in building 1000 in the winter months. The storage unit is very close to the elevator and provides very easy access. This community offers top tier amenities, including private clubhouse, a fully equipped fitness room, theatre room, guest suite, and a car wash station in the parkade. Located in the highly desirable Bonavista Estates, this gated community offers security and peace of mind while being just minutes from shopping, dining, and SouthCentre Mall.

Built in 2001

## Essential Information

MLS® #                      A2260277

Price                        \$359,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 1                 |
| Bathrooms      | 2.00              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 747               |
| Acres          | 0.00              |
| Year Built     | 2001              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | #, 3213 Lake Fraser Court Se |
| Subdivision | Lake Bonavista               |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2J 7H4                      |

### Amenities

|                |                                                                                                                                                                                                    |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Car Wash, Clubhouse, Elevator(s), Fitness Center, Gazebo, Parking, Party Room, Picnic Area, Recreation Facilities, Recreation Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking |
| Parking Spaces | 1                                                                                                                                                                                                  |
| Parking        | Garage Door Opener, Titled, Underground                                                                                                                                                            |
| # of Garages   | 1                                                                                                                                                                                                  |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Elevator, Kitchen Island, Soaking Tub                                              |
| Appliances        | Dishwasher, Electric Oven, Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | In Floor, Natural Gas                                                              |
| Cooling           | Central Air                                                                        |
| Fireplace         | Yes                                                                                |
| # of Fireplaces   | 1                                                                                  |
| Fireplaces        | Gas, Gas Log                                                                       |
| # of Stories      | 2                                                                                  |

### Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Balcony, BBQ gas line                    |
| Roof              | Asphalt Shingle                          |
| Construction      | Cement Fiber Board, Mixed, Stone, Stucco |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 17                |
| Zoning         | M-C1 d78          |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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