

**1320, 1320 Lake Fraser Green SE**  
**Calgary, Alberta**

**MLS # A2264285**



**\$450,000**

|                  |                                         |               |                   |
|------------------|-----------------------------------------|---------------|-------------------|
| <b>Division:</b> | Lake Bonavista                          |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)      |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit             |               |                   |
| <b>Size:</b>     | 1,123 sq.ft.                            | <b>Age:</b>   | 2002 (23 yrs old) |
| <b>Beds:</b>     | 2                                       | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Heated Garage, Parkade, Secured, Titled |               |                   |
| <b>Lot Size:</b> | -                                       |               |                   |
| <b>Lot Feat:</b> | -                                       |               |                   |

|                    |                                            |                   |          |
|--------------------|--------------------------------------------|-------------------|----------|
| <b>Heating:</b>    | In Floor                                   | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Linoleum             | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | -                                          | <b>Condo Fee:</b> | \$ 701   |
| <b>Basement:</b>   | -                                          | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Concrete, Stone, Stucco                    | <b>Zoning:</b>    | M-C1 d78 |
| <b>Foundation:</b> | -                                          | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Breakfast Bar, French Door, Open Floorplan |                   |          |

**Inclusions:** n/a

Welcome to Bonavista Estates II, one of Calgary's premier gated communities located in the heart of Lake Bonavista. This beautifully maintained 2-bedroom, 2-bathroom unit offers 1,122 sq. ft. of comfortable and functional living space overlooking the peaceful courtyard. The open-concept floor plan features a cozy gas fireplace, a bright kitchen with breakfast bar, and direct access to a large balcony—one of the biggest in the complex! The spacious primary suite includes a walk-through closet and a 4-piece ensuite, while the versatile second bedroom with French glass doors makes an ideal den, dining area, or guest room. Enjoy the convenience of in-suite laundry, a massive utility/storage room, and one of the largest titled storage units in the building, located just steps from your heated underground parking stall. Residents of Bonavista Estates II enjoy resort-style amenities including a fitness room, 24-seat theatre room, social lounge with fireplace, games area with pool tables and darts, a library, outdoor BBQ patio, and a car wash bay. Best of all, this unit is located in the same building as the amenities—just an elevator ride away! Live the Lake Bonavista lifestyle with easy access to the C-Train, Avenida Market, Southcentre Mall, restaurants, and all nearby conveniences. Experience maintenance-free living in one of Calgary's most desirable lake communities—book your showing today!