

# **\$348,500 - 1113, 1113 Lake Fraser Court Se, Calgary**

MLS® #A2267697

**\$348,500**

1 Bedroom, 2.00 Bathroom, 740 sqft

Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

Welcome to this wide open and tidy one bedroom main floor unit in the sought after Bonavista Estates complex. Incredible complex that offers all the amenities you will ever need. A huge social room with pool table, kitchen & eating areas, card table & games overlooking a central fireplace. There is a movie theatre room with row seating and big screen projection TV and a handy full size gym as well. The unit is nice and open with gleaming hardwood & tiled flooring everywhere except the bedroom. Nice 9 foot ceilings and large windows provide loads of natural light. The kitchen has new SS appliances, tiled floors and like new white kitchen cabinets. Overlooking the kitchen you will find a good sized dining area and a large living room with a central gas fireplace that is bookcased with two oversized windows and has a recessed builtin niche great for the TV. The walkout leads to a large and private covered patio which overlooks a huge green space with loads of mature trees. The main living area is kept cool in the summer with a newer wall AC unit. The Primary bedroom is a good size with a large window, his n her double closets and a full 4 pce bathroom with tiled floors and nice deep soaker tub. There is a handy 2 pce powder room as well which has the stacker washer/dryer. Dont miss the titled underground heated parking stall (#82) where you will also find the oversized storage locker~one of the bigger ones in the building! Move in ready in a great complex.



Built in 2000

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2267697          |
| Price          | \$348,500         |
| Bedrooms       | 1                 |
| Bathrooms      | 2.00              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 740               |
| Acres          | 0.00              |
| Year Built     | 2000              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 1113, 1113 Lake Fraser Court Se |
| Subdivision | Lake Bonavista                  |
| City        | Calgary                         |
| County      | Calgary                         |
| Province    | Alberta                         |
| Postal Code | T2J 7G4                         |

## Amenities

|                |                                                                                                                                      |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Clubhouse, Elevator(s), Parking, Party Room, Recreation Room, Secured Parking, Storage, Visitor Parking, Fitness Center, Guest Suite |
| Parking Spaces | 1                                                                                                                                    |
| Parking        | Parkade, Underground, Gated, Titled                                                                                                  |

## Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, No Animal Home, No Smoking Home                                                                    |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Wall/Window Air Conditioner |
| Heating           | Fireplace(s), Natural Gas, In Floor                                                                               |
| Cooling           | Wall Unit(s)                                                                                                      |
| Fireplace         | Yes                                                                                                               |
| # of Fireplaces   | 1                                                                                                                 |

|              |                                |
|--------------|--------------------------------|
| Fireplaces   | Gas, Living Room, Mantle, Tile |
| # of Stories | 4                              |

## Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Playground, Private Yard, Storage |
| Roof              | Asphalt Shingle                   |
| Construction      | Stone, Stucco                     |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 31st, 2025 |
| Days on Market | 2                  |
| Zoning         | M-C1 d78           |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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