

\$504,900 - 1211, 1211 Lake Fraser Green Se, Calgary

MLS® #A2254006

\$504,900

2 Bedroom, 2.00 Bathroom, 1,143 sqft
Residential on 0.00 Acres

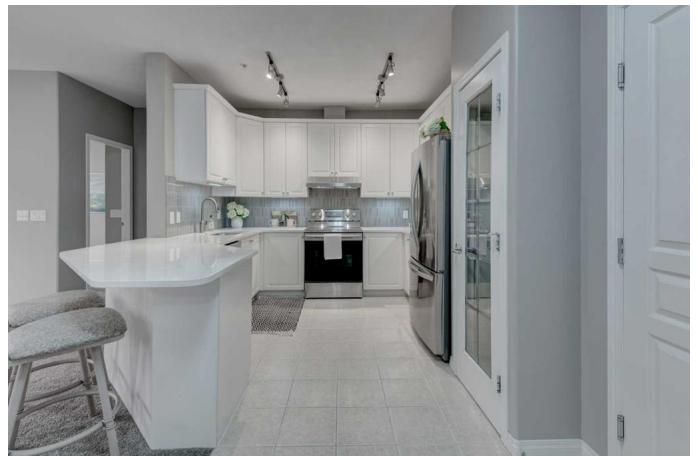
Lake Bonavista, Calgary, Alberta

Bright & Stylish, 1142 sq ft 2 bed / 2 bath open-concept unit boasting 9' ceilings + 2 heated parking stalls is located in the highly desirable & established neighbourhood of Lake Bonavista with every amenity just minutes away—shopping, restaurants, transit, parks, and more.

The kitchen shines with BRAND NEW QUARTZ countertops and MODERN TILED BACKSPLASH + stainless steel appliances, tall white cabinets and a large pantry. You'll love the airy living and dining space with gas fireplace, large windows and a sunny southwest-facing deck with gas BBQ hook up overlooking beautifully landscaped spaces with tall trees—ideal for relaxing or entertaining.

The primary bedroom features a walk-through closet and spacious, 5 piece ensuite, while the second bedroom is ideal for a home office/hobby space, or guests with a 3 piece bathroom nearby.

This secure, gated complex offers exceptionally rare amenities conveniently located on the main floor of this building & accessible with your fob: a pub-style lounge/games room with library, rentable kitchen, fitness centre, 24-seat movie theatre, 2 rentable guest suites, a resident car wash in the heated parkade, and air conditioning throughout the common spaces for year-round comfort. You'll also enjoy secure, heated storage and 2 titled parking stalls—a rare and valuable bonus! Worry free, lock & go living



that gives you time to enjoy hobbies, friends and travel. The carpets have been cleaned and this home is all move-in ready for a quick possession!

Bright, stylish, and packed with convenience—this one has it all! Don't miss the virtual tour - just click on the film reel.

Built in 2002

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2254006 |
| Price | \$504,900 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,143 |
| Acres | 0.00 |
| Year Built | 2002 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|---------------------------------|
| Address | 1211, 1211 Lake Fraser Green Se |
| Subdivision | Lake Bonavista |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2J 7H6 |

Amenities

| | |
|----------------|--|
| Amenities | Car Wash, Elevator(s), Fitness Center, Recreation Room, Secured Parking, Storage, Visitor Parking, Clubhouse |
| Parking Spaces | 2 |
| Parking | Heated Garage, Titled, Underground |

Interior

| | |
|-------------------|--|
| Interior Features | Ceiling Fan(s), No Animal Home, No Smoking Home, Vinyl Windows |
| Appliances | Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings, Electric Oven |
| Heating | In Floor |
| Cooling | Other |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Mantle |
| # of Stories | 4 |

Exterior

| | |
|-------------------|---------------------------|
| Exterior Features | Balcony, BBQ gas line |
| Construction | Stone, Stucco, Wood Frame |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | September 5th, 2025 |
| Days on Market | 5 |
| Zoning | M-C1 d78 |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.