

\$478,927 - 2208, 2208 Lake Fraser Green Se, Calgary

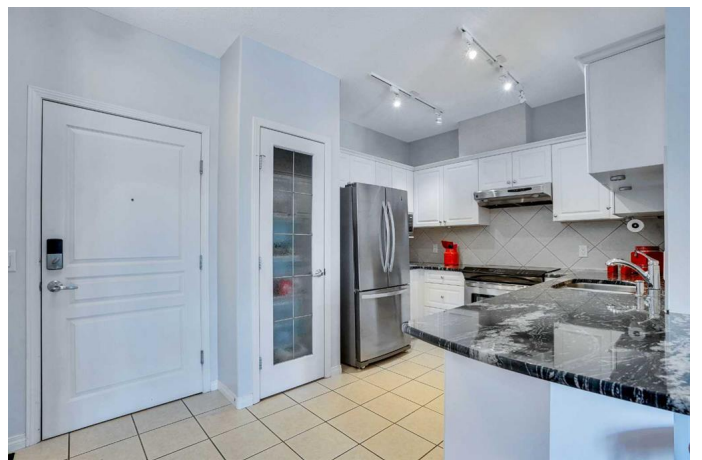
MLS® #A2201576

\$478,927

2 Bedroom, 2.00 Bathroom, 948 sqft
Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

This charming 2-bedroom, 2-bathroom open-concept home is located in a GATED condominium COMPLEX in the PRESTIGIOUS LAKE BONAVISTA area, offering LOW-MAINTENANCE living and enhanced security. With UPGRADED GRANITE COUNTERTOPS AND VINYL PLANK FLOORING THROUGHOUT, this home combines elegance and durability. The spacious kitchen features a large pantry, breakfast bar, and a BRAND-NEW DISHWASHER, while the adjacent dining area flows into a bright family room with a GAS FIREPLACE and a niche for your TV. The large, quiet patio overlooks a peaceful greenspace. The master bedroom includes HIS-AND-HERS WALK-IN CLOSETS and a luxurious 5-PIECE ENSUITE WITH A SOAKER TUB. A second generously sized bedroom, a 3-piece bathroom, and in-suite stackable laundry with a NEW WASHER AND DRYER complete the unit. Additional highlights include a CUSTOM SCREEN DOOR for the patio, and IN-FLOOR HEATING. You'll also enjoy the convenience of UNDERGROUND, TITLED, and HEATED parking and a spacious assigned storage unit. THE COMPLEX OFFERS fantastic amenities such as an UNDERGROUND CAR WASH, GUEST SUITE, MOVIE THEATRE, GYM, AND A LARGE RECREATION ROOM PERFECT FOR GATHERINGS. Conveniently located within walking distance to Avenida, South Centre, and the C-Train, the pet-friendly



building (with board approval) is ideal for all ages, providing comfort, convenience, and accessibility. THIS EXCEPTIONAL VALUE IS ONE YOU WON'T WANT TO MISS!

Built in 2003

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2201576 |
| Price | \$478,927 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 948 |
| Acres | 0.00 |
| Year Built | 2003 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|---------------------------------|
| Address | 2208, 2208 Lake Fraser Green Se |
| Subdivision | Lake Bonavista |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2J 7H8 |

Amenities

| | |
|----------------|---|
| Amenities | Elevator(s), Fitness Center, Gazebo, Parking, Storage, Trash, Visitor Parking, Car Wash, Party Room |
| Parking Spaces | 1 |
| Parking | Titled, Underground |

Interior

| | |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Pantry, Recreation Facilities |
| Appliances | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, |

| | |
|-----------------|------------------|
| | Window Coverings |
| Heating | In Floor |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| # of Stories | 4 |

Exterior

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

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 13th, 2025 |
| Days on Market | 21 |
| Zoning | M-C1 |

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.