

\$459,900 - Unit # 3113, 3113 Lake Fraser Green Se, Calgary

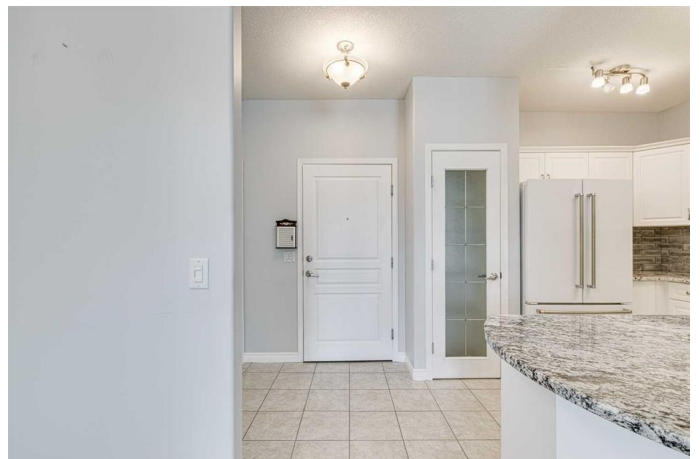
MLS® #A2225126

\$459,900

2 Bedroom, 2.00 Bathroom, 943 sqft
Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

Experience carefree living in the vibrant condo community of Bonavista Estates 2 with this immaculately kept and nicely updated ground-level condo in the two-storey low-rise building 3000 offering two bedrooms, two bathrooms, and a spacious east-facing patio overlooking a green belt—perfect for nature lovers and pet owners. This ideal floor plan features a large kitchen with granite countertops, stainless steel appliances, and a peninsula island, open dining and living areas with a cozy fireplace, and direct access to your private patio—great for morning coffee, evening barbecues, or soaking up the sun. Enjoy year-round comfort with central air conditioning and stylish laminate flooring throughout. The serene primary suite includes walk-through double closets and a private 4-piece ensuite with granite counters, while the second bedroom is perfect for guests or a home office, complete with a nearby full bath. Additional highlights include in-suite laundry, titled underground parking, an assigned storage locker, and low condo fees that cover all utilities except electricity. Bonavista Estates is a secure, gated and amenity-rich complex offering a fitness room, theatre, guest suite, car wash, social room, library, outdoor patio, and more. Unbeatable location steps to Avenida shops, restaurants, transit, Trico Centre, Southcentre Mall, and Fish Creek Park—this is a fantastic opportunity to enjoy a



low-maintenance lifestyle in one of
Calgary's most sought-after communities!

Built in 2003

Essential Information

MLS® #	A2225126
Price	\$459,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	943
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	Unit # 3113, 3113 Lake Fraser Green Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 7H9

Amenities

Amenities	Elevator(s), Parking, Recreation Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Clubhouse, Car Wash, Fitness Center, Gazebo, Party Room, Workshop
Parking Spaces	1
Parking	Heated Garage, Titled, Underground, Parkade

Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	In Floor, Natural Gas

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle
# of Stories	2

Exterior

Exterior Features	Storage, Courtyard
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 27th, 2025
Days on Market	21
Zoning	M-C1 d78

Listing Details

Listing Office	RE/MAX House of Real Estate
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