

# \$619,900 - ., 2105 Lake Fraser Green Se, Calgary

MLS® #A2228647

**\$619,900**

2 Bedroom, 2.00 Bathroom, 1,250 sqft

Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

This HOME has it ALL! Welcome to your new life style of Quiet Elegance. Spacious 2 bedroom, 2 baths, 9' ceilings, in floor heating and Air Conditioning! RENOVATED ground floor condo with a great deck and trees in your back yard! You are welcomed in with gleaming hardwood, open floor plan, neutral decor, fresh paint, lots of windows & sun, all updated making it easy to switch to carefree condo living! The laundry room has built ins galore for tools, paint, games, storage.... Kitchen is bright, large and had all appliances changed out 2 years ago, breakfast bar, lots of cupboards and tons of sparkling granite counters!! Living room is HUGE with fireplace, shutters and open to the Dining Room - works great for entertaining!! The Primary bedroom has room for king size furniture and chairs, the closet has been redesigned and goes to the ceiling so lots of storage! The ensuite has double sinks, a soaker tub, separate shower, linen closet and looks great in gold! The 2nd bedroom has a Murphy bed and shelving attached making it a multi use area. The guest bath has space and a linen closet - count them - WOW - 3 in condo!! Alarm system makes this a perfect Lock & Leave so you can go travelling! Extensive High End Renovations done 2 years ago: 3/4" engineered floors, baseboards, everything painted, appliances, shelving in the laundry room and master closet!! Downstairs is your TITLED parking stall, storage unit and a Car Wash! Building 1000 has an exercise room,



Theatre Room and a beautiful Party Room for all your gatherings. There are 2 Guest Suites you can rent for your company and a beautiful Gazebo to sit under and visit... Walkability is great as you can go to Avenida, Library, Southcenter, transit, Trico Center and/or Fish Creek Park - all within a 20 min walk - great location - SAFE and GATED! You'll be hard pressed to find a better managed & financially secure condo!!

Built in 2003

### Essential Information

MLS® #	A2228647
Price	\$619,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,250
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	., 2105 Lake Fraser Green Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J7H8

### Amenities

Amenities	Car Wash, Clubhouse, Elevator(s), Fitness Center, Gazebo, Other, Parking, Party Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Workshop, Guest Suite
Parking Spaces	1

Parking	Garage Door Opener, Off Street, Parkade, Secured, Stall, Titled, Underground, Gated, Heated Driveway, Owned, Parking Lot
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# of Garages	1
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## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recreation Facilities, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Chandelier, Elevator
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Appliances	Dishwasher, Electric Stove, Garage Control(s), Induction Cooktop, Range Hood, Wall/Window Air Conditioner, Washer/Dryer Stacked, Window Coverings, ENERGY STAR Qualified Refrigerator
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Heating	In Floor
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Cooling	Wall Unit(s)
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Fireplace	Yes
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# of Fireplaces	1
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Fireplaces	Gas, Living Room, Mantle, Tile
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# of Stories	4
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Basement	None
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## Exterior

Exterior Features	Courtyard, Garden, Lighting
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Roof	Asphalt Shingle
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Construction	Concrete, Mixed, Stucco, Wood Frame, Cement Fiber Board
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## Additional Information

Date Listed	June 6th, 2025
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Days on Market	12
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Zoning	M-C1 d78
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## Listing Details

Listing Office	Real Estate Professionals Inc.
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