

# \$515,000 - 3221 Lake Fraser Green Se, Calgary

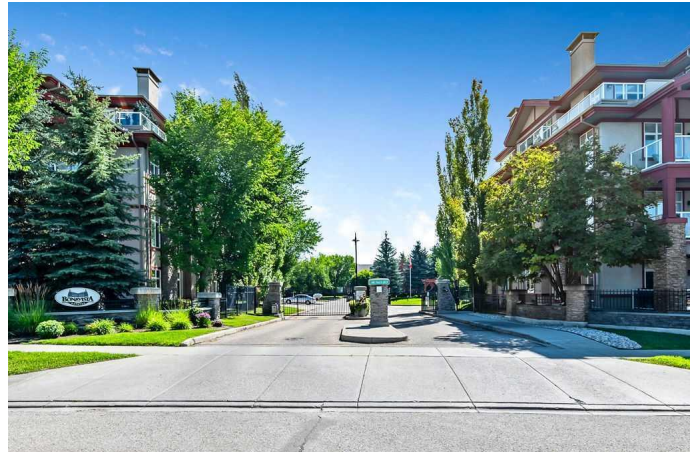
MLS® #A2242989

**\$515,000**

2 Bedroom, 2.00 Bathroom, 1,150 sqft  
Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

SPACIOUS WESTWARD FACING 2BDRM + 2BATH TOP FLOOR unit in the upscale gated condo complex of BONAVIDA ESTATES II, located in one of Calgary's best communities and within walking distance of shops and amenities. Spacious 1150sqft unit boasts large windows and perfect natural light, cozy living room with gas fireplace, kitchen with tall cabinets and island, primary bedroom with ensuite bathroom and walk-through closet, second bedroom (or study), second full bathroom, and in-suite laundry. Large west-facing 9' x 14' balcony offers ample outdoor lounging area, and overlooks quiet & beautifully landscaped courtyard with mature trees. CONDO AMENITIES in building 1000, accessible through courtyard or via underground parkade, include a fully equipped fitness centre, 24 seat media/theatre room, club house with fireplace and kitchen ideal for gatherings, large outdoor patio with seating, car wash in parkade. Plus, did we mention the two guest suites available for rent if you have visitors? CONDO FEES include heat, water, trash, insurance, underground heated parking, landscaping and snow removal, and unlimited access to condo amenities. PRIME LOCATION near public transit, Southcentre Mall, Avenida, Fish Creek Provincial Park, Trico Centre, pharmacies, restaurants, shops & numerous amenities. If you're looking for a well-maintained top floor condo unit in a well maintained and secure complex, then THIS IS THE ONE!



**\*\*ask us about \$5K credit towards BRAND  
NEW CARPET!!\*\***

Built in 2003

### **Essential Information**

MLS® #	A2242989
Price	\$515,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,150
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	3221 Lake Fraser Green Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 7H9

### **Amenities**

Amenities	Visitor Parking, Bicycle Storage, Clubhouse, Car Wash, Elevator(s), Fitness Center, Gazebo, Guest Suite, Other
Parking Spaces	1
Parking	Heated Garage, Secured, Underground

### **Interior**

Interior Features	Double Vanity, Laminate Counters
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer
Heating	In Floor
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	2

### **Exterior**

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Brick, Stone, Stucco, Concrete

### **Additional Information**

Date Listed	July 31st, 2025
Days on Market	18
Zoning	M-C1 d78

### **Listing Details**

Listing Office	CIR 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.