



## 1211, 1211 Lake Fraser Green SE, Calgary, Alberta - \$504,900



Main Photo

### Property Description

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.

## REALTOR Referral

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