



GRASSROOTS

REALTY GROUP

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**1203, 1203 Lake Fraser Court SE
Calgary, Alberta**

MLS # A2307685



\$584,900

Division:	Lake Bonavista		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,305 sq.ft.	Age:	2000 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Gated, Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,011
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C1 d78
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	BBQ, Wall Mounted A/C Unit		

Welcome to Bonavista Estates, a private, gated community in the established southeast Calgary neighbourhood of Lake Bonavista. This 1,300 sq ft southeast corner unit offers 2 bedrooms and 2 full bathrooms with sunny southeast exposure and a quiet inner courtyard setting. The generously-sized foyer opens into a spacious interior with pot lights, updated light fixtures, and large windows that fill the home with natural light. The kitchen features white cabinetry, granite countertops, a pantry, breakfast bar, stainless steel appliances, and thoughtfully designed lower cabinetry with drawers and pull-out shelving for added convenience and functionality. The kitchen opens easily into the adjoining dining area, creating an ideal layout for everyday living and entertaining. The living room is anchored by a fireplace and connects directly to a private balcony with a gas line and included barbecue — perfect for outdoor dining and relaxing through the warmer months. The large primary bedroom offers generous double closets and a spacious 5-piece ensuite. The second bedroom is well suited for guests or a home office. Additional in-suite storage is plentiful, including a front closet, utility room, dedicated storage and shelving in the laundry area, and linen closets in both bathrooms. The unit features in-floor heating, air conditioning, laminate and tile flooring, along with newer carpet in the bedrooms. In-suite laundry, one titled underground heated parking stall, and an assigned storage locker are all included. Residents enjoy access to an impressive clubhouse with a full kitchen, dining areas, stone fireplace, fitness centre, games and billiards room, 24-seat theatre, car wash bay, two guest suites, and outdoor BBQ and seating areas. Bonavista Estates is also known for its strong sense of community and vibrant social atmosphere, with residents enjoying coffee gatherings, games,

luncheons, casual Bridge, line dancing, ethnic food nights with music and entertainment, along with shows and sports viewings in the theatre. The complex is pet-friendly with board approval and offers ample visitor parking. Bonavista Estates is ideally located within walking distance to Avenida Food Hall and Market for specialty groceries and local dining options. Fish Creek Provincial Park — one of the largest urban parks in North America — is just minutes away, offering year-round access to walking and cycling trails, picnic areas, and expansive natural green space. Southcentre Mall and Trico Centre for Family Wellness are both nearby for additional shopping and recreation. Canyon Meadows LRT Station is conveniently close by with both walkable access and parkade parking available, while nearby bus routes, Macleod Trail, and Deerfoot Trail provide easy connectivity throughout the city.