



GRASSROOTS
REALTY GROUP

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1306, 1306 Lake Fraser Court SE
Calgary, Alberta

MLS # A2347928



\$574,999

Division:	Lake Bonavista		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,406 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas
Floors:	Laminate
Roof:	-
Basement:	-
Exterior:	Wood Frame
Foundation:	-
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	\$ 1,114
LLD:	-
Zoning:	M-C1 d78
Utilities:	-

Inclusions: N/A

Welcome to the exclusive, popular and rare Bonavista Estates complex . This 2 Bedroom, 2 bath, 1406 SQFT, 3rd floor condo comes complete with 2 titled underground heated parking spots. The flowing and spacious floor plan with lots of windows allowing natural light to flood your home, in floor heating/fireplace for a cozy winter and A/C for a comfortable summer. combined with all the amenities of such a fantastic complex will make the next stage of your life as wonderful as you have imagined. Social room, Movie room, Gym and a real sense of community will make this condo feel like home in no time. Guests suites are for rent if you need a little extra room for family/friends to come visit. This well taken care of unit can be yours in as little as 15 days. Move in AS IS or do your renovations if desired. Units of this size are harder to find but this one can be yours. Call your favourite Realtor for a quick showing.