

\$478,927 - 2208, 2208 Lake Fraser Green Se, Calgary

MLS® #A2201576

\$478,927

2 Bedroom, 2.00 Bathroom, 948 sqft
Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

This charming 2-bedroom, 2-bathroom open-concept home is located in a GATED condominium COMPLEX in the PRESTIGIOUS LAKE BONAVISTA area, offering LOW-MAINTENANCE living and enhanced security. With UPGRADED GRANITE COUNTERTOPS AND VINYL PLANK FLOORING THROUGHOUT, this home combines elegance and durability. The spacious kitchen features a large pantry, breakfast bar, and a BRAND-NEW DISHWASHER, while the adjacent dining area flows into a bright family room with a GAS FIREPLACE and a niche for your TV. The large, quiet patio overlooks a peaceful greenspace. The master bedroom includes HIS-AND-HERS WALK-IN CLOSETS and a luxurious 5-PIECE ENSUITE WITH A SOAKER TUB. A second generously sized bedroom, a 3-piece bathroom, and in-suite stackable laundry with a NEW WASHER AND DRYER complete the unit. Additional highlights include a CUSTOM SCREEN DOOR for the patio, and IN-FLOOR HEATING. You'll also enjoy the convenience of UNDERGROUND, TITLED, and HEATED parking and a spacious assigned storage unit. THE COMPLEX OFFERS fantastic amenities such as an UNDERGROUND CAR WASH, GUEST SUITE, MOVIE THEATRE, GYM, AND A LARGE RECREATION ROOM PERFECT FOR GATHERINGS. Conveniently located within walking distance to Avenida, South Centre, and the C-Train, the pet-friendly



building (with board approval) is ideal for all ages, providing comfort, convenience, and accessibility. THIS EXCEPTIONAL VALUE IS ONE YOU WON'T WANT TO MISS!

Built in 2003

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2201576 |
| Price | \$478,927 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 948 |
| Acres | 0.00 |
| Year Built | 2003 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|---------------------------------|
| Address | 2208, 2208 Lake Fraser Green Se |
| Subdivision | Lake Bonavista |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2J 7H8 |

Amenities

| | |
|----------------|---|
| Amenities | Elevator(s), Fitness Center, Gazebo, Parking, Storage, Trash, Visitor Parking, Car Wash, Party Room |
| Parking Spaces | 1 |
| Parking | Titled, Underground |

Interior

| | |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Pantry, Recreation Facilities |
| Appliances | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, |

| | |
|-----------------|------------------|
| | Window Coverings |
| Heating | In Floor |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| # of Stories | 4 |

Exterior

| | |
|-------------------|---------------------------|
| Exterior Features | Balcony, BBQ gas line |
| Construction | Stone, Stucco, Wood Frame |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 13th, 2025 |
| Days on Market | 22 |
| Zoning | M-C1 |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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