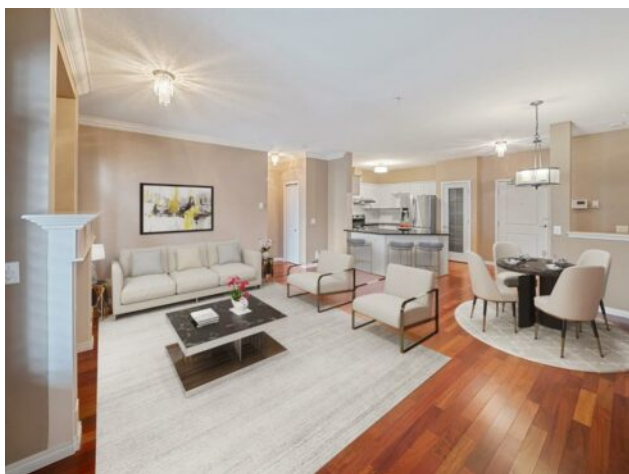


**1207, 1207 Lake Fraser Court SE
Calgary, Alberta**

MLS # A2227855



\$425,000

Division:	Lake Bonavista		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,085 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Tandem, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas
Floors:	Ceramic Tile, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Brick, Stucco, Wood Siding
Foundation:	Poured Concrete
Features:	Granite Counters, Kitchen Island, Open Floorplan, Soaking Tub

Water:	-
Sewer:	-
Condo Fee:	\$ 847
LLD:	-
Zoning:	M-C1 d78
Utilities:	-

Inclusions: N/A

This suite has been thoughtfully upgraded in an amenities rich gated community, the Bonavista Estates. Originally the show suite for the builder, it features premium finishes throughout, including hardwood floors and tile in the bathrooms. The kitchen is equipped with plenty of storage and great layout. The primary is a great size with double closets and a 5 piece ensuite. The second bedroom or office is also a good size. Comfort is key here, with air conditioning, heated floors, and a spacious, private balcony for outdoor enjoyment. The building offers an array of top-tier amenities, including a private clubhouse, a fully equipped fitness room, a theater room, a guest suite, and a car wash station in the parkade. This unit also comes with a rare tandem parking stall for two car in the heated parkade and a generous storage locker. Located in the highly desirable Bonavista Estates, this gated community offers security and peace of mind while being just minutes from shopping, dining, and Southcentre Mall.