

\$619,900 - 1204, 1204 Lake Fraser Court Se, Calgary

MLS® #A2271638

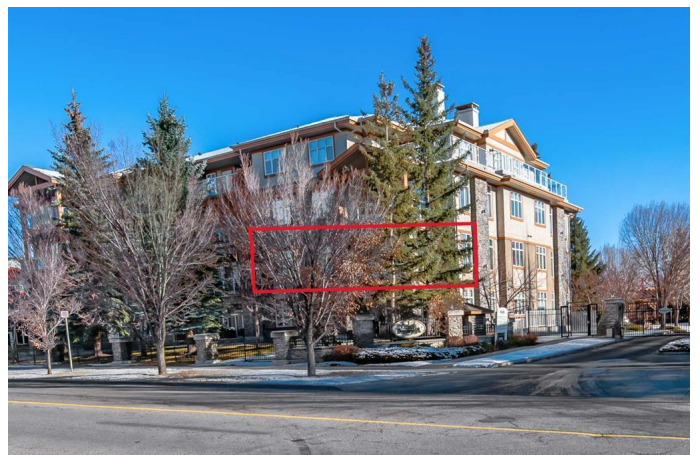
\$619,900

2 Bedroom, 2.00 Bathroom, 1,305 sqft

Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

This stunning 1,304 sqft corner unit condo offers refined living in the desirable Lake Bonavista community. The bright two-bedroom residence features a spacious eat-in kitchen with granite countertops, stainless steel appliances, and a convenient corner pantry for optimal storage. The generous living room showcases beautiful laminate flooring, a cozy gas fireplace, and abundant natural light streaming through large windows adorned with elegant shutters. The primary bedroom provides a luxurious retreat with an expansive ensuite bathroom featuring a soaker tub, separate shower, and double vanity with ample counter space and storage. Additional accommodations include a second bedroom and full bathroom with shower, plus practical in-suite laundry facilities. Storage solutions abound with extra in-suite storage areas, air conditioning and a dedicated storage locker conveniently located across from your titled underground parking stall. Building amenities enhance your lifestyle with a movie theatre, fitness center, central kitchen, and an impressive party and social room perfect for entertaining guests. The location provides excellent convenience with close proximity to major amenities, shopping, and transportation corridors including Macleod Trail and Anderson Road. Transit accessibility is outstanding with Canyon Meadows light rail stations within walking distance. Recreation opportunities abound with Fish Creek Provincial Park just minutes away, offering



extensive trails and natural beauty. This exceptional corner unit combines comfort, convenience, and community amenities for an ideal living experience!

Built in 2000

Essential Information

MLS® #	A2271638
Price	\$619,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,305
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1204, 1204 Lake Fraser Court Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 7G4

Amenities

Amenities	Car Wash, Clubhouse, Elevator(s), Fitness Center, Secured Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Additional Parking, Heated Garage, Parkade, Secured, Titled, Underground
# of Garages	1

Interior

Interior Features	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan,
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	Pantry, Quartz Counters, Storage, Vinyl Windows
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings, Wall/Window Air Conditioner
Heating	In Floor
Cooling	Wall Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
# of Stories	4
Basement	None

Exterior

Exterior Features	Balcony, BBQ gas line, Lighting
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 20th, 2025
Zoning	M-C1 d78

Listing Details

Listing Office	RE/MAX Landan Real Estate
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