



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1207 LAKE FRASER Court #1207, Calgary T2J7H4**

MLS® #: **A2182679**

Area: **Lake Bonavista**

Listing Date: **01/29/25**

List Price: **\$479,000**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 27-Feb**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1999**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,085**  
Low Sqft:  
Ttl Sqft: **1,085**

DOM

**44**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Access:

Lot Feat:

Park Feat: **Tandem,Underground**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **In Floor,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,BBQ gas line**

Construction: **Brick,Stucco,Wood Siding**  
Flooring: **Ceramic Tile,Hardwood,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Oven,Washer/Dryer,Window Coverings**  
Int Feat: **Granite Counters,Kitchen Island,Open Floorplan,Soaking Tub**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>20`1" x 17`8"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`3" x 11`6"</b>
<b>3pc Bathroom</b>	<b>Main</b>	

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>10`4" x 10`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>15`5" x 9`11"</b>
<b>5pc Ensuite bath</b>	<b>Main</b>	

Legal/Tax/Financial

Condo Fee:  
**\$847**

Title:  
**Fee Simple**

Zoning:  
**M-C1**

Legal Desc:	0011415	Fee Freq: <b>Monthly</b>	Remarks
Pub Rmks:	<p><b>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.</b></p>		
Inclusions:	<b>N/A</b>		
Property Listed By:	<b>RE/MAX Real Estate (Central)</b>		

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

















