



THE
A-TEAM

**RE/MAX
FIRST**

2208 LAKE FRASER Green #2208, Calgary T2J 7H8

MLS® #: **A2201576**

Area: **Lake Bonavista**

Listing Date: **03/13/25**

List Price: **\$478,927**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2003**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **948**
Low Sqft:
Ttl Sqft: **948**

DOM

1

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**
Garage Sz:

Access:
Lot Feat:
Park Feat:

Titled, Underground

Utilities and Features

Roof:
Heating: **In Floor**
Sewer:
Ext Feat: **Balcony, BBQ gas line**

Construction: **Stone, Stucco, Wood Frame**
Flooring: **Ceramic Tile, Laminat**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings**
Int Feat: **Ceiling Fan(s), Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Pantry, Recreation Facilities**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Condo Fee: \$588		Title: Fee Simple	Zoning: M-C1
		Fee Freq: Monthly	

Legal Desc: **0313613**

Remarks

Pub Rmks:

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!

Inclusions:

N/A

Property Listed By:

RE/MAX Complete Realty

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











