1104 1104 Lake Fraser Court SE

Calgary | Active | MLS® A2347057

$524,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2000**	**1,297.89 sq. ft.**

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Listed by RE/MAX First

A closer look

Lake Bonavista Estates I is a sought-after gated complex in one of Calgary's most desirable communities and is known for being well managed and exceptionally well maintained, offering both comfort and peace of mind. This 2 bedroom, 2 bathroom southwest facing corner unit features approximately 1,300 sq ft of bright, comfortable living space, surrounded by mature trees that provide shade and privacy. Thanks to being a CORNER UNIT, the kitchen, dining and living areas are wrapped in windows and filled with natural light. The large kitchen features quartz countertops, a modernized backsplash, newer stainless-steel appliances, still under warranty, ShelfGenie pull-outs throughout the cabinetry, a generous pantry and an eat-up breakfast bar for extra seating. The large open dining area flows into the spacious living room, complete with a cozy gas fireplace. One of the standout features of this home is the exceptional amount of storage, something that can be hard to find in apartment living. In addition to the large kitchen pantry, there is a spacious laundry room with shelving, a generously sized in-suite storage room, a large hallway linen closet, linen storage in both bathrooms and a separate storage locker in the heated parking garage. The primary suite easily accommodates a king-size bed and includes a walk-through closet leading to a 5-piece ensuite with dual sinks, a soaker tub and a glass walk-in shower. The second bedroom and full bathroom offer plenty of flexibility for guests, a home office or family. Beautiful tile flooring throughout the main living areas, laminate in the bedrooms, updated blinds, air conditioning and comfortable in-floor heating add to the appeal. Step outside to your private corner patio, bordered by planters and ready to be transformed into your own outdoor oasis. Tandem parking provides room for two vehicles. Residents enjoy an impressive selection of amenities within this beautifully maintained complex, including plenty of visitor parking inside the gated grounds, a social room with kitchen and outdoor BBQ area, theatre, fitness room, landscaped courtyard, guest suites, parkade car wash and organized social activities that create a friendly, connected community atmosphere. The location is equally impressive. Walk across the street to shopping, restaurants, Tim Hortons and Avenida Food Hall & Fresh Market, with the CTrain and Southcentre Mall also within walking distance. Bright, spacious and exceptionally well appointed, this corner unit combines abundant storage, comfort, amenities and an outstanding location in a well-run complex that residents are proud to call home.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2347057
Bedrooms	2
Bathrooms	2
Year Built	2000
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo

Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	1,297.89 sq. ft.
Main Level Finished Area:	1,297.89 sq. ft.
Condo Fee:	$1,049.65
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Water
Front Exposure:	Southeast
Unit Exposure:	West
Floor Location:	Ground
Entry Level:	1
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2000 (Age: 26)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	0011415

Heating:	In Floor, Hot Water
New Constr.:	No
Construction Material:	Stone, Stucco, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Ceramic Tile, Laminate
Cooling:	Wall Unit(s)
Fireplaces:	1
Fireplace Details:	Gas, Living Room, Mantle
Garage:	No
Parking:	Tandem, Titled, Underground
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Bonavista Estates
Community:	Lake Bonavista
Amenities:	Car Wash, Elevator(s), Fitness Center, Gazebo, Guest Suite, Parking, Party Room, Recreation Facilities, Recreation Room, Secured Parking, Storage, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	A/C Unit , Planters on patio
Restrictions:	Easement Registered On Title, Pet Restrictions or Board approval Required, Restrictive Covenant
Pets Allowed:	Restrictions
Main Floor	Bedroom · 11'8" × 10'7" ·

Main Floor	Living Room · 23'1" × 18' ·
Main Floor	Bedroom - Primary · 15'1" × 11'7" ·
Main Floor	Storage · 7'10" × 3'10" ·
Main Floor	Kitchen · 11'1" × 10'7" ·
Main Floor	Dining Room · 11'6" × 9'5" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	Breakfast Bar, Ceiling Fan(s), Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows
Exterior Features:	Uncovered Courtyard
Patio And Porch Features:	Patio
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone S
Zoning:	M-C1 d78
Listed Date:	Oct 02, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1104-1104-lake-fraser-court-se-calgary-a2347057/

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