# 221 1221 Lake Fraser Green SE

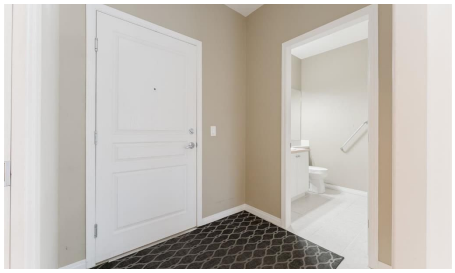
Calgary | Active | MLS® A2356139

**$379,500**







| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **1** | **2** | **2000** | **865.5 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by Purpose Realty

# A closer look

OPEN HOUSE THIS SATURDAY NOV 21st, 1:00-3:00 PM! Incredible opportunity in the highly desirable neighbourhood of Lake Bonavista. Not often does a 1 Bed + Den unit become available in the exclusive gated development of Bonavista Estates II. This unit has been lived in and loved for by the same owners for over 20 years! The spacious unit and open layout provides all the space and versatility for a variety of lifestyles.

Upon entering the home you'll notice a large foyer, a convenient half bath for guests and the much-coveted DEN for those looking for a flex space, either for a home office or guest room. A good sized kitchen with all the needed appliances, a very large Dining and Livingroom measuring nearly 300 sq', centered on a GAS FIREPLACE with large windows and tall ceilings. Outdoor living is just a few steps away with direct access to your private covered balcony with a gas hook up. Tucked away from it all is the generous primary bedroom, with a large window overlooking the balcony. Multiple closets, laundry and a hallway that leads to your private 4 pc bathroom. Not only will you find an additional linen closet but a separate WALK IN SHOWER and soaker tub to complete this unit. With many of the community amenities located just downstairs, including the large club house with a full kitchen, library, pool table, Movie theater and outdoor barbeque area, you won't even have to leave the building to meet for Happy Hour with the great community of residents already living here. This unit is move in ready, having just been professionally cleaned top to bottom including carpets - Don't delay, call your favourite Realtor to schedule a viewing of this exceptional offering.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2356139 |
| **Bedrooms** | 1 |
| **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:** | 865.5 sq. ft. |
| **Condo Fee:** | $560.39 |
| **Condo Fee Includes:** | Common Area Maintenance, Gas, Heat, Insurance, Interior Maintenance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water |
| **Front Exposure:** | Northeast |
| **Unit Exposure:** | Northeast |
| **Floor Location:** | Other |
| **Entry Level:** | 2 |
| **Stories Total:** | 4 |
| **Levels:** | Single Level Unit |
| **End Unit:** | 2+ Common Walls |
| **Total Rooms Above Grade:** | 5 |
| **Year built:** | 2000 (Age: 26) |
| **Bedrooms:** | 1 (Above Grd: 1) |
| **Bedrooms Above Grade:** | 1 |
| **Bedrooms On Main:** | 1 |
| **Bedrooms Below Grade:** | 0 |
| **Bathrooms:** | 2.0 (Full:1, Half:1) |
| **Num Ensuite Baths:** | 1 |
| **Plan:** | 0213842;47 |
| **Heating:** | In Floor |
| **New Constr.:** | No |
| **Construction Material:** | Stone, Stucco, Wood Frame |
| **Structure Type:** | Low Rise (2-4 stories) |
| **Roof:** | Asphalt Shingle |

| | |
|---|---|
| **Ensuite:** | Yes |
| **Flooring:** | Carpet, Ceramic Tile |
| **Cooling:** | None |
| **Fireplaces:** | 1 |
| **Fireplace Details:** | Gas |
| **Garage:** | No |
| **Parking:** | Titled, Underground |
| **Parking Places:** | 1 |
| **Parking Total/Covered:** | 1 / - |
| **Laundry Features:** | In Unit |
| **Condo Fee Frequency:** | Monthly |
| **City Quadrant:** | Southeast |
| **Condo Name:** | Bonavista Estates II |
| **Community:** | Lake Bonavista |
| **Amenities:** | Car Wash, Clubhouse, Elevator(s), Fitness Center, Guest Suite, Secured Parking, Visitor Parking |
| **Appliances:** | Dishwasher, Electric Oven, Microwave Hood Fan, Refrigerator |
| **Inclusions:** | Barbecue on balcony, window Coverings |
| **Restrictions:** | See Remarks |
| **Pets Allowed:** | Restrictions, Yes |
| **Main Floor** | Den · 8'10" × 8'6" · |
| **Main Floor** | Dining Room · 10'1" × 8'1" · |
| **Main Floor** | Kitchen · 12'9" × 10' · |
| **Main Floor** | Living Room · 18'9" × 14'4" · |
| **Main Floor** | Bedroom - Primary · 13'10" × 11'7" · |
| **Title to Land:** | Fee Simple |

| | |
|---|---|
| **Community Features:** | Clubhouse, Gated, Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths |
| **Interior Features:** | No Smoking Home, Open Floorplan |
| **Exterior Features:** | Balcony, BBQ gas line |
| **Patio And Porch Features:** | None |
| **Num. of Parcels:** | 0 |
| **Region:** | Calgary |
| **Zone:** | CAL Zone S |
| **Zoning:** | M-C1 |
| **Listed Date:** | Nov 03, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/221-1221-lake-fraser-green-se-calgary-a2356139/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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