

# \$699,900 - 2309, 2309 Lake Fraser Green Se, Calgary

MLS® #A2195354

**\$699,900**

2 Bedroom, 2.00 Bathroom, 1,501 sqft  
Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

Arguably one of the BEST & MOST SOUGHT AFTER 2-bedroom + den floor plans you will come across at Lake Fraser Green or Court. This home boasts several unique features that are very difficult to find in these buildings. (1) This is a quiet, 3rd floor corner unit with windows surrounding all sides of the unit. You will be hard pressed to find a home here that allows for more natural light than this one. (2) The renovations. Beautifully updated kitchen with elegant backsplash & quartz counters. End corner pantry, stainless appliances, & tall/extended cabinets. Updated bathrooms. Premium, engineered hardwood flooring throughout the home. This home offers a contemporary feel, unlike most units in these buildings where many just offer original finishings. (3) The size - at 1501 square feet, there is only one other public sale at Lake Fraser Green in the last 5 years that is over 1500 square feet. RARE! (4) The large, formal den/office. In the last 5 years, only three, 2-bedroom units at Lake Fraser Green were sold publicly with this amazing feature. And because most units in these buildings aren't corner units like this one, this is one of the only homes that will feature a den with windows. This makes this space super inviting & a great work from home solution. (5) The foyer entrance. You will enter many units in this building right into the main living space - not here. This home features a longer foyer entry that offers ideal privacy & space. The benefits in this home don't end here.



Spacious in-suite storage. Large patio overlooking the green space in a very quiet corner of the building. It's ALWAYS so quiet here. This home is also air conditioned. 2 titled parking stalls that are side-by-side & RIGHT in front of the entrance to the elevator. It's a short & easy walk from your vehicles to get to the elevator, making it convenient to bring up groceries & other items. Your vehicle stalls are also very close to the car wash stall. The large, 10x5 storage cage is secure, & also only a short distance from the elevator. Enjoy carefree living & a vibrant community in prestigious Bonavista Estates 2 at Lake Fraser Green. Amenities include a party room, theatre, car wash bays, exercise room, guest suites and loads of visitor parking. Walk across the street to the Avenida market, pharmacy, restaurants, Tim Horton's, shopping, and LRT. Also in close proximity is the Fish Creek library, Trico Center & South Centre Mall. The gated complex provides a safe & secure environment. You'll be hard pressed to find a better managed & financially secure building.

Built in 2003

### **Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2195354      |
| Price          | \$699,900     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,501         |
| Acres          | 0.00          |
| Year Built     | 2003          |
| Type           | Residential   |
| Sub-Type       | Apartment     |
| Style          | Low-Rise(1-4) |
| Status         | Active        |

## Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 2309, 2309 Lake Fraser Green Se |
| Subdivision | Lake Bonavista                  |
| City        | Calgary                         |
| County      | Calgary                         |
| Province    | Alberta                         |
| Postal Code | T2J 7H8                         |

## Amenities

|                |   |
|----------------|---|
| Amenities      | Car Wash, Elevator(s), Fitness Center, Party Room, Recreation Room, Secured Parking, Storage, Visitor Parking |
| Parking Spaces | 2   |
| Parking        | Heated Garage, Parkade, Stall, Underground  |
| # of Garages   | 2   |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Double Vanity, High Ceilings, No Smoking Home, Quartz Counters       |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Wall/Window Air Conditioner, Washer |
| Heating           | In Floor, Natural Gas  |
| Cooling           | Wall Unit(s)   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Living Room   |
| # of Stories      | 4  |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Balcony                                |
| Construction      | Stone, Stucco, Wood Frame, Wood Siding |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 25th, 2025 |
| Days on Market | 41                  |
| Zoning         | M-C1                |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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