

\$539,900 - 3107, 3107 Lake Fraser Court Se, Calgary

MLS® #A2265385

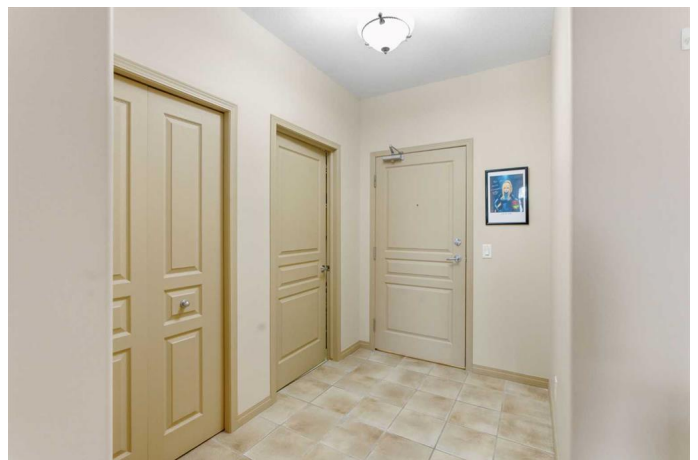
\$539,900

2 Bedroom, 2.00 Bathroom, 1,293 sqft

Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

This sophisticated main-floor 2-bed, 2-bath residence features 9-ft ceilings, in-floor heat, and a gas fireplace that anchors the generous living area. The chef's peninsula kitchen is refined with maple cabinetry, abundant prep space, and black & stainless-steel appliances and flows effortlessly to dining spaces and out to an east-facing private patio which is framed by a lush and mature green space, an ideal space to start your quiet morning over coffee. The king-sized principal suite includes a well-appointed ensuite bath; and a second bedroom and full bath provide flexibility for guests or a functional home office. Thoughtful conveniences include in-suite laundry, a full interior storage room, a separate secure parkade storage locker, and the comfort of a portable A/C unit for warm summer days. Two titled underground parking stalls complete the home. Residents enjoy elevated on-site amenities—an elegant lobby and lounges, theatre, fitness studio, and car wash bay—within a secured, intercom-access community moments from premier shopping, dining, transit, and major routes. A polished inner-city haven in coveted Bonavista Estates include gated entry with intercom security, beautifully landscaped courtyard green spaces, an elegant residents' lounge and lobby, a private theatre for movie nights, a well-equipped fitness room, a convenient car wash bay, heated underground parking with storage, and effortless access to nearby conveniences such as Southcentre Mall,



Avenida Village, Fish Creek Park, and both Canyon Meadows and Anderson LRT stationsâ€”placing everyday essentials, dining, and recreation just minutes from your door.

Built in 2001

Essential Information

MLS® #	A2265385
Price	\$539,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,293
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	3107, 3107 Lake Fraser Court Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 7H4

Amenities

Amenities	Fitness Center, Recreation Room, Secured Parking, Storage, Trash, Visitor Parking, Car Wash
Parking Spaces	2
Parking	Heated Garage, Parkade, Stall, Titled, Underground, Secured
# of Garages	2

Interior

Interior Features	Breakfast Bar, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s)
-------------------	--

Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Fireplace(s), Natural Gas
Cooling	Other, Wall Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
# of Stories	4

Exterior

Exterior Features	Balcony, Private Entrance
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame

Additional Information

Date Listed	October 18th, 2025
Days on Market	7
Zoning	M-C1 d78

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.