



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

780-831-7725
jackadmin@gpremax.com

1113, 1113 Lake Fraser Green SE
Calgary, Alberta

MLS # A2253587



\$498,900

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 633
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame, Wood Siding	Zoning:	M-C1 d78
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Open Floorplan, Pantry		
Inclusions:	N/A		

This beautifully maintained 2-bedroom, 2-bathroom ground-floor unit offers over 1,020 sq. ft. of stylish living with 9-foot ceilings, a bright open floor plan, and a private garden-level patio with a separate sidewalk entrance—perfect for pet owners or frequent walkers. The updated kitchen features crisp white cabinetry, granite countertops, a large central island with seating, and a walk-in pantry. Adjacent to the kitchen, the dining area flows into a spacious living room with cozy gas fireplace and direct patio access. The primary suite includes dual closets and a luxurious 5-piece ensuite with a separate soaker tub, glass shower, and double vanities. A second bedroom is located near the full 3-piece guest bathroom for added privacy and convenience. Additional highlights include central A/C, in-suite laundry, titled underground parking, and a secure storage locker. Residents enjoy access to a car wash bay, clubhouse with full kitchen, fitness centre, guest suite, and beautifully landscaped grounds with ample visitor parking. All this just steps from Avenida Market, Save-On-Foods, doctors’ offices, coffee shops, transit, and more. Enjoy the perfect lock-and-leave lifestyle in one of Calgary’s most sought-after lake communities. Book your private showing today!