

\$299,000 - 1403, 11811 Lake Fraser Drive Se, Calgary

MLS® #A2086546

\$299,000

2 Bedroom, 2.00 Bathroom, 878 sqft

Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

Absolutely beautiful 2 bedroom, 2 bathroom + den property in popular Gateway South Centre. This recently refreshed property has new paint and luxury vinyl plank flooring throughout. With a versatile layout, this lovely ground level unit is waiting for you with immediate possession available. As you enter, the bright and welcoming presence of this awesome property is immediately evident. From the practically designed kitchen with stainless appliances and granite counter tops to the in-suite laundry, living in this beautiful condo holds great appeal. The spacious principle suite features a walk-through closet to the 3 piece ensuite bathroom, while down the hall is a private den tucked away, perfect for a quiet work space or a restful area to unwind. On the opposite side of the apartment is the second bedroom that you enter through double doors. With its ample closet space and serene views looking out to the courtyard, this is a beautiful room for guests to enjoy. A full main 4 piece bathroom serves this bedroom and is located near the front door. Outside you will find a fantastic patio to enjoy the East facing views and morning sun. This ground level area walks out to the beautifully landscaped common area and has a natural gas outlet for your BBQ. There is one underground, titled parking stall with a storage locker in front. The well managed, pet friendly building has great amenities including a huge and well equipped gym, two lounges and two guest suites (one of which is just 2 doors down



from the unit), perfect for guests who would like the comfort and privacy of their own space when visiting. The condo fees include heat, electricity, water, sewer, garbage/recycling and an on site manager. This is a must see property that will not last with easy access to the LRT, shopping & Fish Creek Park. Welcome home!

Built in 2006

Essential Information

MLS® #	A2086546
Price	\$299,000
Sold Price	\$295,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	878
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	1403, 11811 Lake Fraser Drive Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 7J1

Amenities

Amenities	Fitness Center, Guest Suite, Party Room
Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	High Ceilings, No Animal Home, Open Floorplan
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Geothermal, Heat Pump
Cooling	Other
# of Stories	4

Exterior

Exterior Features	Courtyard
Construction	Brick, Stone, Stucco

Additional Information

Date Listed	October 13th, 2023
Date Sold	October 25th, 2023
Days on Market	12
Zoning	M-H1 d247
HOA Fees	0.00

Listing Details

Listing Office	CIR REALTY
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