

\$265,000 - 2607, 11811 Lake Fraser Drive Se, Calgary

MLS® #A2086658

\$265,000

2 Bedroom, 1.00 Bathroom, 744 sqft

Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

Welcome to this well-maintained condominium apartment building that boasts a GREEN luxury lifestyle. This upscale building remains popular due to its wealth of amenities and its convenient proximity to Southcentre Mall, the Avenida shopping complex, C-Train, and Farmer's Market. This TWO BEDROOM unit features 9' ceilings, gleaming granite countertops, an upgraded black subway tile backsplash, rich maple coloured cabinets, stainless steel appliances, upgraded flooring throughout, IN-UNIT LAUNDRY and a spacious deck with a gas line. The master bedroom is generously sized and features a walk-thru closet that connects to the 4-piece bath. The second bedroom is large and enjoys abundant natural light from south-facing windows. The complex offers a well-equipped fitness center and a recreation/social room for your convenience. Geothermal heating paired with green technology empowers residents to control heating and air conditioning individually in their units. With concrete walls between suites, this complex offers excellent soundproofing. This unit also includes 1 TITLED PARKING and a storage locker, both conveniently located in the heated parkade.

Built in 2008

Essential Information

MLS® # A2086658

Price \$265,000



Sold Price	\$265,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	744
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	2607, 11811 Lake Fraser Drive Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 7J4

Amenities

Amenities	Elevator(s), Fitness Center, Storage
Parking Spaces	1
Parking	Parkade, Stall, Titled, Underground

Interior

Interior Features	Elevator, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	See Remarks
Cooling	Central Air
# of Stories	6

Exterior

Exterior Features	Courtyard
Construction	Brick, Concrete, Stucco

Additional Information

Date Listed	October 13th, 2023
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Date Sold	November 4th, 2023
Days on Market	22
Zoning	M-H1 d247
HOA Fees	0.00

Listing Details

Listing Office	CIR REALTY
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