

# \$229,800 - 3401, 11811 Lake Fraser Drive Se, Calgary

MLS® #A2109843

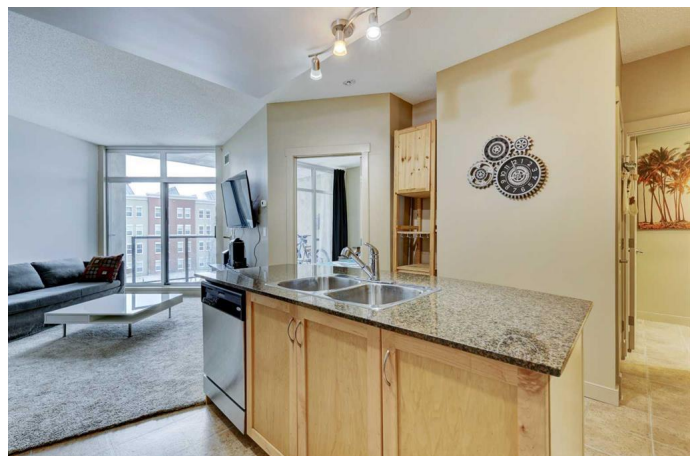
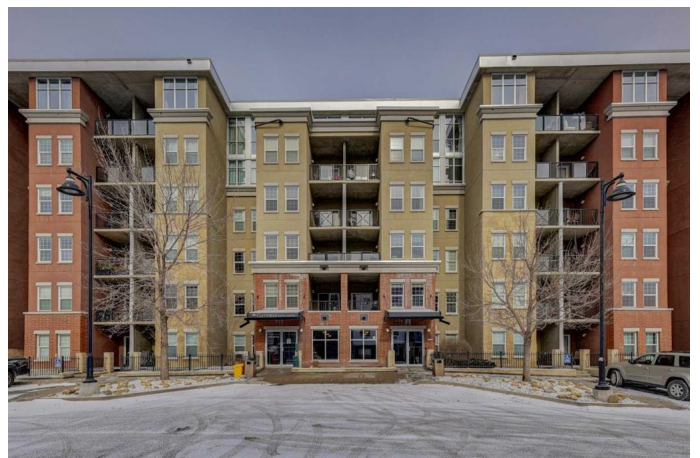
**\$229,800**

1 Bedroom, 1.00 Bathroom, 513 sqft

Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

HOME SWEET HOME! Calling all investors and first-time home buyers! Welcome to this exquisitely maintained and upgraded condo situated in the premiere Calgary lake community of Lake Bonavista in the sought-after Gateway South Centre building. Heading in to this condo loaded with pride of ownership you will find a fantastic open concept layout offering a modern chef's kitchen with a large granite island with a convenient eating bar, granite countertops and stainless steel appliances, a great-sized formal dining area and a sun-drenched living room with floor to ceiling windows and access to your balcony with a BBQ gas hookup, that's perfect for relaxing and enjoying your courtyard views. Completing this unit is the stunning primary bedroom with more floor to ceiling windows, a beautiful 3 piece bathroom and in-suite laundry with additional storage space. Additional upgrades include newer carpet, tall 9' ceilings, an underground, titled, heated parking stall, assigned storage locker, building CENTRAL AC and innovative geothermal heating and exclusive amenities such as a fitness facility, party room, courtyard, playground and visitor parking. Condo fees include all utilities (heat, water and electricity). Close to all major amenities including Fish Creek Park and its walking paths, Bow River, parks, public transportation, shopping, reputable schools and major roadways. Don't miss out on this GEM, book your private viewing today



before it's too late!

Built in 2006

### Essential Information

|                |                |
|----------------|----------------|
| MLS® #         | A2109843       |
| Price          | \$229,800      |
| Sold Price     | \$245,000      |
| Bedrooms       | 1              |
| Bathrooms      | 1.00           |
| Full Baths     | 1              |
| Square Footage | 513            |
| Acres          | 0.00           |
| Year Built     | 2006           |
| Type           | Residential    |
| Sub-Type       | Apartment      |
| Style          | High-Rise (5+) |
| Status         | Sold           |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 3401, 11811 Lake Fraser Drive Se |
| Subdivision | Lake Bonavista                   |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T2J 7J1                          |

### Amenities

|                |                                                                                                                                            |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Party Room, Playground, Recreation Facilities, Secured Parking, Service Elevator(s), Storage, Visitor Parking |
| Parking Spaces | 1                                                                                                                                          |
| Parking        | Heated Garage, Insulated, Parkade, Titled, Underground                                                                                     |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vinyl Windows |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings                        |
| Heating           | Geothermal, Heat Pump                                                                                                       |

|              |             |
|--------------|-------------|
| Cooling      | Central Air |
| # of Stories | 6           |
| Basement     | None        |

## Exterior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Garden, Private Entrance                                                    |
| Lot Description   | City Lot, Few Trees, Front Yard, Low Maintenance Landscape, Landscaped, Treed, Views |
| Roof              | Tar/Gravel                                                                           |
| Construction      | Brick, Concrete, Stucco                                                              |
| Foundation        | Poured Concrete                                                                      |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 28th, 2024 |
| Date Sold      | March 4th, 2024     |
| Days on Market | 5                   |
| Zoning         | M-H1 d247           |
| HOA Fees       | 0.00                |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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