

\$299,000 - 3004, 11811 Lake Fraser Drive Se, Calgary

MLS® #A2118679

\$299,000

1 Bedroom, 1.00 Bathroom, 558 sqft

Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

Welcome to luxury living at its finest in Lake Bonavista! This meticulously maintained 1 bedroom, 1 bathroom condo unit offers a modern aesthetic paired with unparalleled amenities.

Situated on the third floor, this unit boasts serene views of Lake Fraser Drive, away from traffic noise. Step inside to discover a bright and airy unit with new carpeting and freshly painted. The concrete construction provides superior sound isolation for you to enjoy peace and privacy.

Indulge in the building's upscale offerings, including a state-of-the-art fitness room and yoga studio, perfect for maintaining an active lifestyle. Entertain guests effortlessly with access to two enormous lounge rooms, ideal for hosting gatherings and celebrations. Best of all, it's free! For out-of-town visitors, take advantage of the building's two guest suites, available at a low nightly rate.

Convenience is key with underground titled parking and ample visitor parking, ensuring hassle-free accommodations for you and your guests. Plus, relish in the lush greenery of the expansive common courtyard, offering a serene escape from the hustle and bustle of city life.

Easy access to McLeod Trail and Anderson Trail, allowing for seamless commutes and exploration of the surrounding areas. Enjoy the vibrant shopping district of Shawnessy just moments away, offering an array of shops, dining options, and entertainment venues to



indulge in at your leisure.
Book your viewing today!

Built in 2007

Essential Information

MLS® #	A2118679
Price	\$299,000
Sold Price	\$287,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	558
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	3004, 11811 Lake Fraser Drive Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 7J1

Amenities

Amenities	Elevator(s), Fitness Center, Guest Suite, Parking, Party Room, Recreation Facilities, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Guest, Heated Garage, Owned, Parkade, Secured, Titled, Underground

Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, Recessed Lighting, Recreation Facilities
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating	Geothermal
Cooling	Central Air
# of Stories	6

Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard
Construction	Concrete

Additional Information

Date Listed	March 29th, 2024
Date Sold	April 25th, 2024
Days on Market	27
Zoning	M-H1 d247
HOA Fees	0.00

Listing Details

Listing Office	MaxWell Capital Realty
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