

\$249,900 - 2201, 11811 Lake Fraser Drive Se, Calgary

MLS® #A2120476

\$249,900

1 Bedroom, 1.00 Bathroom, 520 sqft

Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

Step into luxury with this recently updated with brand-new carpet and paint throughout this immaculate second-floor one-bedroom unit! Facing westward into a serene courtyard, this residence boasts full floor-to-ceiling windows that flood the space with natural light, complemented by a generously sized balcony for outdoor relaxation. Adorned in contemporary hues, this elegant yet practical suite showcases sleek black granite countertops, stainless steel appliances, and warm cinnamon-stained maple cabinetry in the kitchen. Stay cozy during the winter months with super-efficient geo-thermal heating (Heat-Pump replaced in 2022), while relishing in the cool comfort of air-conditioning throughout the summer. Additionally, this unit comes complete with one titled underground parking space and a storage locker for added convenience. Residents of Gateway Southcentre can indulge in the amenities offered, such as the fully-equipped gym featuring a yoga studio, or they can elevate their gatherings by booking one of the opulent, fully-furnished party rooms/lounges for special occasions. For out-of-town guests, the option to reserve a guest suite is available. Ample guest parking and stunning courtyards enhance residents' experiences. This building sets a high standard in management, with an onsite property manager and administrator readily available to address any needs or concerns. The condo fee covers all utilities including heat, air-conditioning, water, and



electricity, along with exterior maintenance, landscaping, snow removal, and contributions to the reserve fund. Schedule your private showing today, as it won't stay on the market for long!

Built in 2007

Essential Information

MLS® #	A2120476
Price	\$249,900
Sold Price	\$290,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	520
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	2201, 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 Room, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Underground

Interior

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

Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard
Construction	Brick, Concrete, Stucco

Additional Information

Date Listed	April 10th, 2024
Date Sold	April 11th, 2024
Days on Market	1
Zoning	M-H1 d247
HOA Fees	0.00

Listing Details

Listing Office	Property Solutions Real Estate Group Inc.
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