

\$284,900 - 4510, 11811 Lake Fraser Drive Se, Calgary

MLS® #A2129014

\$284,900

1 Bedroom, 1.00 Bathroom, 579 sqft
Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

Recently updated and meticulously designed 1 bed 1 bath condo that offers both comfort and convenience in one of Calgary's most sought-after neighborhoods. Located in a well established neighborhood and building (CONCRETE BUILDING). This is the perfect space for singles or couples who appreciate a streamlined living area. The interior has been thoughtfully updated with a freshly painted interior, replaced stainless steel appliances & lighting fixtures, new carpet, and a deep clean all that is left to do is move your belongings in! INSUITE LAUNDRY & for those who value fitness and relaxation, the building hosts a state-of-the-art, COMMERCIAL GRADE FITNESS FACILITY along with guest suites for rental and a party room/ lounge the perfect spot for socializing or hosting a larger group. Despite being centrally located, the condo does not compromise on privacy or security, offering ample visitor parking and one TITLED UNDERGROUND PARKING STALL . This parking space includes extra storage with the storage locker located conveniently right in front of the parking stall, addressing your needs for added space. RESONABLE CONDO FEES THAT INCLUDE ALL UTILITIES and a PET FRIENDLY BUILDING (on bard approval dogs and cats allowed up to 50lbs and 1 pet per unit) Location is paramount, and this condo doesn't disappoint. Living here places you in close proximity to Southcentre Mall, enhancing your shopping and dining experiences with



numerous options. Additionally, the accessibility to Canyon Meadows and Anderson C-Train stations transforms your daily commute and makes navigating the city a breeze. Beyond the physical attributes of the condo, the community around this complex is vibrant and welcoming, with various amenities that cater to all lifestyles. Whether you enjoy morning runs at the nearby Shaw's Meadow in Fish Creek Provincial Park, weekend shopping sprees at nearby markets like Avenida Food & Market Hall, as well as schools located close by to meet everyone's educational needs, this neighborhood provides it all.

Built in 2007

Essential Information

MLS® #	A2129014
Price	\$284,900
Sold Price	\$277,500
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	579
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	4510, 11811 Lake Fraser Drive Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J7J4

Amenities

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

Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, Recreation Facilities
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Geothermal
Cooling	Central Air
# of Stories	6

Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard
Construction	Concrete

Additional Information

Date Listed	May 4th, 2024
Date Sold	June 26th, 2024
Days on Market	53
Zoning	M-H1 d247
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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