

\$350,000 - 2405, 11811 Lake Fraser Drive Se, Calgary

MLS® #A2129210

\$350,000

2 Bedroom, 2.00 Bathroom, 961 sqft

Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

Introducing this stunning 2-bedroom, 2-bathroom condo offering the perfect blend of comfort, convenience, and style. Step inside this nearly 1000 sqft unit and notice the open concept layout seamlessly connecting the living, dining, and kitchen areas, making it ideal for entertaining guests. The modern kitchen features granite counters, stainless steel appliances, and a convenient breakfast bar. Fresh paint and modern light fixtures add a touch of elegance throughout the space. The two large bedrooms are positioned on opposite sides of the unit, offering optimal privacy, and the den presents a fantastic opportunity for a home office, providing a dedicated space for work or study.

Convenience is key with titled underground parking including a storage cage. Additionally, all utilities (excluding cable and internet) are included, simplifying your monthly expenses. Experience resort-style living with access to a huge gym facility, guest suites, and multiple lounges within the building. When it's time to venture out, you're just steps away from the Avenida Shopping complex, offering a variety of shops, services, and dining options including Tim Horton's, a Yoga Studio, The Avenida Food Hall, Medical Clinic, Pharmacy, and more. Commute with ease with the bus stop conveniently located right outside your door, or a short walk to the Canyon Meadows LRT station. Don't miss out on this incredible opportunity to call Lake Bonavista home—check out the 3D tour and schedule your



viewing today.

Built in 2007

Essential Information

MLS® #	A2129210
Price	\$350,000
Sold Price	\$370,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	961
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	2405, 11811 Lake Fraser Drive Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 7J4

Amenities

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

Interior

Interior Features	Breakfast Bar, Granite Counters, High Ceilings
Appliances	Dishwasher, Garage Control(s), Microwave, Microwave Hood Fan, Range, Refrigerator, Washer/Dryer, Window Coverings
Heating	Geothermal
Cooling	Central Air

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Exterior

Exterior Features Balcony, Courtyard
Roof Asphalt Shingle, Asphalt/Gravel, Metal, Mixed
Construction Brick, Cement Fiber Board, Concrete, Mixed, Stucco

Additional Information

Date Listed May 9th, 2024
Date Sold May 17th, 2024
Days on Market 8
Zoning M-H1 d247
HOA Fees 0.00

Listing Details

Listing Office CIR Realty

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