

\$299,900 - 6614, 11811 Lake Fraser Drive Se, Calgary

MLS® #A2136866

\$299,900

2 Bedroom, 1.00 Bathroom, 757 sqft

Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

TOP FLOOR Contemporary TWO Bedroom condo in Calgary's coveted Lake Bonavista neighborhood. This stunning SOUTH-FACING gem features 9-foot ceilings and an expansive open floor plan highlighted by floor to ceiling windows that flood the space with natural light. The sleek kitchen boasts espresso cabinets, stainless steel appliances, a stylish tile backsplash, and granite countertops. The inviting peninsula seamlessly connects the kitchen to the dining area and living room which leads to the covered balcony with gas hookup and picturesque south-facing views - perfect for entertaining! The spacious primary bedroom is a true retreat complete with a sitting area decorated with floor to ceiling window, ample room for a queen-sized bed, and his and hers walkthrough closets leading to the cheater 4pc ensuite. A second large bedroom and in-suite laundry/storage room complete this 757 Square Foot suite. Outside your unit, relish the convenience of TITLED UNDERGROUND HEATED PARKING and additional storage locker. Stay cool in the summer with full air-conditioning plus the condo fees include ALL UTILITIES (heat, water, gas) simplifying your bills. Concrete building construction ensures peace and privacy, with amenities including a state-of-the-art gym, fitness room, lounge/party rooms, two guest suites, and ample visitor parking. Steps away, Avenida Place Shopping Centre offers a variety of shops, services, and dining options including Tim Horton's,



Avenida Food Hall & Fresh Market, pharmacy, nail spa, and more! Enjoy easy access to Macleod Trail and Anderson Road, with Southcentre Mall and Anderson C-Train Station less than 5 minutes away. Don't miss this Lake Bonavista treasure – a perfect blend of luxury, convenience, and modern living. Special offers: Seller Says: Buy This House, And We'll Buy Yours*; Homes For Heroes Program (Teachers, First Responders & Essential Workers Cash Back Program)*; Buy This Home And Receive A Free One Year Blanket Home Warranty*. (*Terms and Conditions Apply).

Built in 2008

Essential Information

MLS® #	A2136866
Price	\$299,900
Sold Price	\$285,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	757
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	6614, 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, Party Room, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Titled, Underground

Interior

Interior Features	Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
# of Stories	6

Exterior

Exterior Features	Balcony, Courtyard
Construction	Brick, Concrete, Stucco

Additional Information

Date Listed	May 31st, 2024
Date Sold	July 12th, 2024
Days on Market	42
Zoning	M-H1 d247
HOA Fees	0.00

Listing Details

Listing Office	Greater Property Group
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