

\$289,400 - 3207, 11811 Lake Fraser Drive Se, Calgary

MLS® #A2137599

\$289,400

1 Bedroom, 1.00 Bathroom, 584 sqft

Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

Welcome to this large fully air conditioned freshly painted 1-bedroom condo with private balcony and heated underground parking. It is ideally situated on a quiet street and offers the perfect blend of comfort, convenience, and privacy in the heart of Lake Bonavista.

The condo's prime location provides easy access to a variety of amenities. South Centre Mall and the Farmer's Market are within a 15-minute walk. Additionally, the Canyon Meadows C-Train stations is easily accessible on foot. Avenida Place Shopping Centre is only a block away, offering a variety of restaurants and services and for those who drive, Anderson Rd is just around the corner, providing quick access to Deerfoot Tr.

Visitor convenience is a key feature of this property. The condo is next door to a Holiday Inn, perfect for hosting larger family visits. There is also free underground and outdoor guest parking, allowing your guests to park comfortably and visit you without hassle. The building also features two affordable guest rooms that can be booked for overnight stays, and two large rec rooms available free of charge for parties and gatherings. A beautiful lobby and private gym are also available. Inside, the condo boasts a spacious open concept layout, and is significantly larger than the average 1-bedroom unit within the building. Its positioned away from the noise of Macleod Trail ensuring a quiet and private living space. This home shows pride of ownership throughout, having been very



well-maintained and showcases beautiful cabinetry, granite countertops and in-suite laundry. For added convenience, water, heat and electricity are included in the condo fees! Enjoy the combination of tranquility, prime location, and visitor-friendly amenities in this well-maintained home. Don't miss the opportunity to make this exceptional property your new home!

Built in 2007

Essential Information

MLS® #	A2137599
Price	\$289,400
Sold Price	\$275,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	584
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	3207, 11811 Lake Fraser Drive Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 7J1

Amenities

Amenities	Elevator(s), Fitness Center, Parking, Recreation Facilities, Recreation Room, Secured Parking
Parking Spaces	1

Parking	Heated Garage, Secured, Titled, Underground
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Interior

Interior Features	Elevator, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recreation Facilities, See Remarks, Storage
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Appliances	Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
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Heating	Geothermal, Heat Pump
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Cooling	Central Air
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# of Stories	4
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Exterior

Exterior Features	Balcony, Storage
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Roof	Asphalt Shingle
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Construction	Brick, Concrete, Stucco
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Additional Information

Date Listed	June 6th, 2024
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Date Sold	September 14th, 2024
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Days on Market	100
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Zoning	M-H1 d247
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HOA Fees	0.00
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Listing Details

Listing Office	Real Broker
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