

\$350,000 - 3602, 11811 Lake Fraser Drive, Calgary

MLS® #A2140741

\$350,000

2 Bedroom, 2.00 Bathroom, 883 sqft

Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

Presenting a remarkable 2-bedroom + den, 2 full bathrooms condo with serene courtyard views, comfort, convenience and style. Spanning nearly 900 sqft, this unit boasts an inviting open concept layout seamlessly integrating the living, dining and kitchen areas, perfect for hosting guests. The modern fully renovated kitchen is adorned with quartz counters, brand new stainless steel appliances including a Bosch dishwasher, smudge resistant LG refrigerator, Samsung microwave hood-fan and a Samsung electric range.

Fresh paint and contemporary light fixtures lend an air of sophistication to the space. Enjoy privacy with the two generously sized bedrooms positioned on opposite ends of the unit, while the den offers versatility as a home office or study area. Comes with in-suite laundry featuring a brand new LG washer & dryer combo.

Experience resort-style living with access to a vast gym facility, titled underground parking, inviting guest suites, bicycle storage and multiple lounges within the building. Explore the nearby Southcentre Shopping Mall, Avenida Shopping complex, offering an array of shops, services and dining options including Tim Horton's, a Yoga Studio, The Avenida Food Hall, Medical Clinic, Pharmacy and more.

Commute effortlessly with a bus stop right



outside your door or a brief walk to the Canyon Meadows LRT station. For added convenience, water, heat and electricity are included in the condo fees! Your condo fees also included secured underground parking, 24/7 Security System, common area maintenance, snow removal, landscaping, garbage & recycling facilities areas and large commercial sized gym.

Don't miss the chance to make Lake Bonavista your home.

Built in 2007

Essential Information

MLS® #	A2140741
Price	\$350,000
Sold Price	\$353,999
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	883
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	3602, 11811 Lake Fraser Drive
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J7J4

Amenities

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

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Geothermal
Cooling	Central Air
# of Stories	6

Exterior

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

Additional Information

Date Listed	June 13th, 2024
Date Sold	July 23rd, 2024
Days on Market	40
Zoning	M-H1 d247
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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