# \$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.

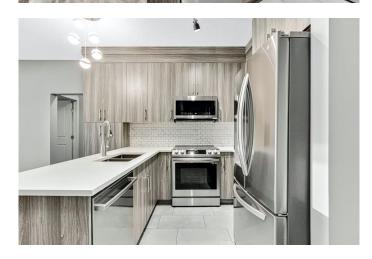
Fresh paint and contemporary light fixtures lend an air of sophistication to the space. Enjoy privacy with the two generously sized bedrooms positioned on opposite ends of the unit, while the den offers versatility as a home office or study area. Comes with in-suite laundry featuring a brand new LG washer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

Recreation Room, Secured Parking

Parking Spaces

Stall, Titled, Underground

Interior

**Parking** 

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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