

\$349,000 - 5603, 11811 Lake Fraser Drive Se, Calgary

MLS® #A2144951

\$349,000

2 Bedroom, 2.00 Bathroom, 882 sqft

Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

Welcome to this spacious and charming TWO-Bedroom, TWO-Bathroom plus Den condo nestled in the highly sought-after community of Lake Bonavista. This delightful Unit features an OPEN CONCEPT floor plan with high ceilings and abundant large windows, bathing the interior in natural light. The Kitchen is equipped with stainless steel appliances, including a BRAND NEW Microwave with a hood fan, luxurious marble countertops, and a stylish tile backsplash. Adjacent to the Kitchen, a well-proportioned Dining area awaits, ideal for hosting guests. Relax in the comfortable Living Room, which opens onto a balcony overlooking a SERENE and LANDSCAPED Courtyard - an ideal spot for morning coffee or evening relaxation. Over \$20,000 in upgrades include a CUSTOM-BUILT DISPLAY CABINET in the Living Room, elegant GRANITE countertops, backsplashes, vanities, along with EXTENDED CABINETS providing EXTRA STORAGE in the Ensuite Bathroom, and newer Washer/Dryer units, complemented by all CUSTOM-BUILT HUNTER DOUGLAS WINDOW BLINDS. This Condo boasts CENTRAL AIR CONDITIONING, a TITLED HEATED underground Parking stall with an UPGRADED STORAGE CAGE (P1-209), and Condo fees covering ALL utilities (electricity, heat, and water). Residents have access to a FULLY EQUIPPED gym, fitness room, party rooms, guest suites, and ample visitor parking. Located just a short 2-block walk to Avenida



Shopping Centre and Avenida Food Hall, enjoy easy access to Southcentre Mall, Canyon Meadows, or Anderson LRT Station. Schedule a viewing today and seize the opportunity to make this exception property yours!

Built in 2007

Essential Information

MLS® #	A2144951
Price	\$349,000
Sold Price	\$354,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	882
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	5603, 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 Facilities, Secured Parking, Snow Removal, Storage, Visitor Parking
Parking Spaces	1
Parking	Secured, Titled, Underground

Interior

Interior Features	Double Vanity, Elevator, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Geothermal, Heat Pump
Cooling	Central Air
# of Stories	6

Exterior

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

Additional Information

Date Listed	July 3rd, 2024
Date Sold	July 19th, 2024
Days on Market	16
Zoning	M-H1 d247
HOA Fees	0.00

Listing Details

Listing Office	Unison Realty Group Ltd.
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