

\$329,900 - 6305, 11811 Lake Fraser Drive Se, Calgary

MLS® #A2157684

\$329,900

2 Bedroom, 2.00 Bathroom, 858 sqft

Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

2 BEDROOM, 2 BATHROOMS + DEN. ALL UTILITIES INCLUDED!! Experience the best of urban living in the highly sought-after Lake Bonavista community. This top-floor condo boasts an impressive array of features, starting with its high ceilings and expansive windows that flood the space with natural light. The south-facing exposure provides a sun-drenched view of the central park area, creating a serene backdrop for your daily life. Step inside to discover an open-concept layout enhanced by geothermal heating and central air conditioning, ensuring comfort year-round. The unit offers two spacious bedrooms and two full bathrooms, along with a versatile den that can serve as a home office or additional guest space. Parking is right by the elevator and easy access. Residents of this meticulously maintained complex enjoy an array of amenities, including a state-of-the-art commercial gym, guest suites for visitors, and a community room complete with a full kitchen—perfect for social gatherings or private events. Convenience is key with Calgary transit and South Centre Mall just a short walk away, providing easy access to shopping, dining, and entertainment. Additionally, Stoney Trail is within easy reach, offering a gateway to the breathtaking Rocky Mountains. This condo is ideally positioned to offer both comfort and accessibility, making it a standout choice.

Built in 2008



Essential Information

MLS® #	A2157684
Price	\$329,900
Sold Price	\$320,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	858
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	6305, 11811 Lake Fraser Drive Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 7J1

Amenities

Amenities	Bicycle Storage, Dog Park, Elevator(s), Fitness Center, Guest Suite, Park, Party Room, Recreation Room, Secured Parking, Storage
Parking Spaces	1
Parking	Garage Door Opener, Heated Garage, Parkade, Stall, Titled

Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Recreation Facilities
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Geothermal
Cooling	Central Air
# of Stories	6
Basement	None

Exterior

Exterior Features	Balcony, Barbecue, BBQ gas line, Dog Run, Uncovered Courtyard
Roof	Flat
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 15th, 2024
Date Sold	September 30th, 2024
Days on Market	46
Zoning	M-H1 d247
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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