

# \$455,000 - #2711, 11811 Lake Fraser Drive Se, Calgary

MLS® #A2158027

**\$455,000**

2 Bedroom, 2.00 Bathroom, 1,099 sqft

Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

Welcome to this fully renovated 2-bedroom, 2-bathroom + den executive corner unit, offering 1100 sqft of luxurious living space. Nestled in a premium concrete-built building, this unit promises ultimate quietness and tranquility. As you step inside, you'll be captivated by the floor-to-ceiling windows that bathe the open floor plan in natural light, creating an inviting and airy atmosphere.

The beautifully designed kitchen boasts modern white cabinets extending to the ceiling, complemented by newer stainless steel appliances, quartz countertops, and a spacious kitchen island—perfect for hosting guests. The main living area is elegantly finished with grey ceramic tile and luxury vinyl plank flooring, exuding modern sophistication throughout.

This unit offers the luxury of two private balconies facing south and east, complete with a BBQ line for enjoying summer gatherings. Experience comfort year-round with central air conditioning and forced air heating—no bulky baseboard heaters in sight!

The layout is thoughtfully designed with privacy in mind, featuring two bedrooms on opposite sides of the unit. The expansive primary suite faces east and includes a walkthrough closet and a full ensuite bathroom. The secondary bedroom faces south and offers its own walkthrough closet



with a cheater door into the main bathroom. An additional den, in-unit laundry, and a storage room complete this exceptional home.

Convenience extends to parking, with two titled stalls in the heated underground garage, along with a dedicated storage unit. The building boasts a beautiful private garden area for residents, a top-of-the-line fitness center, and two guest suites available for rentâ€”perfect for out-of-town visitors. All utilities are included in the condo fees.

Located in a quiet and serene area, this unit is just steps away from the LRT, Macleod Trail, Anderson Road, and major bus routes, providing easy access to the city. Enjoy a short walk to the vibrant strip mall featuring the renowned Avenida Market and a variety of excellent restaurants.

Don't miss the chance to call this exquisite apartment home! Living by Lake Bonavista in Calgary offers a unique blend of natural beauty and modern convenience. This vibrant community is known for its stunning lake views, lush green spaces, and peaceful ambiance. The area boasts top-rated schools, excellent shopping and dining options, and a strong sense of community. With well-maintained parks, walking trails, and year-round recreational activities, Lake Bonavista is an ideal place for families and individuals seeking a serene yet active lifestyle. The close-knit community and the picturesque setting make Lake Bonavista a truly beautiful place to live.

Built in 2007

### **Essential Information**

MLS® #	A2158027
Price	\$455,000

Sold Price	\$448,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,099
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

### Community Information

Address	#2711, 11811 Lake Fraser Drive Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 7J4

### Amenities

Amenities	Fitness Center, Guest Suite, Party Room, Visitor Parking, Clubhouse
Parking Spaces	2
Parking	Heated Garage, Titled, Underground, Secured

### Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
# of Stories	6

### Exterior

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

### Additional Information

Date Listed	September 24th, 2024
Date Sold	October 4th, 2024
Days on Market	10
Zoning	M-H1 d247
HOA Fees	0.00

**Listing Details**

Listing Office            RE/MAX Complete Realty

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