

\$365,000 - 1109, 11811 Lake Fraser Drive Se, Calgary

MLS® #A2159092

\$365,000

2 Bedroom, 2.00 Bathroom, 888 sqft

Residential on 0.00 Acres

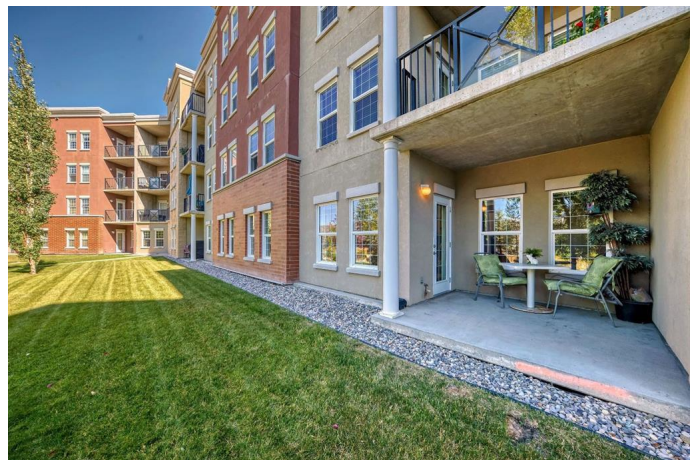
Lake Bonavista, Calgary, Alberta

Welcome to your dream home! This beautifully updated 2-BEDROOM plus DEN, 2-BATHROOM condo offers the perfect blend of modern elegance and serene living.

Located on the ground floor, this unit boasts stunning views from your west facing, private patio of meticulously designed decorative landscaping and a winding boardwalk and stone pathways providing a peaceful retreat right outside your door, perfect for enjoying morning coffee or an evening glass of wine.

Step inside to discover updated engineered ACACIA HARDWOOD floors that flow seamlessly throughout the open-concept living space. Freshly painted walls in a neutral palette create a bright and welcoming atmosphere. The kitchen is a delight, featuring sleek QUARTZ countertops, modern cabinetry, and energy-efficient appliances. The unit also includes a generous sized DEN, ideal for a home office, additional guest room, or creative space.

The bright primary suite includes a walk through double closet and spacious 3pc ensuite bathroom, while the second large bedroom has use of the second full bathroom making this ideal for two professionals, roommates or a young family. For added convenience, enjoy in-suite laundry and the peace of mind that ALL UTILITIES ARE INCLUDED IN THE CONDO FEES as well as a TITLED, HEATED underground parking stall,



offering secure and convenient access.

Adding to its eco-friendly appeal is the state-of-the-art GEO-THERMAL heating and AIR CONDITIONING in the unit, ensuring year-round energy-efficient climate control.

Residents of this meticulously maintained complex enjoy an array of amenities, including a huge commercial GYM, two affordable GUEST ROOMS for overnight stays and two large lounge/ recreation rooms, one of which is complete with a full kitchenâ€”perfect for social gatherings or private events, available free of charge for parties and gatherings.

The condo's prime location provides easy access to a variety of amenities. South Centre Mall and the Farmer's Market are within a 15-minute walk, while the Canyon Meadows C-Train station is easily accessible on foot. Avenida Place Shopping Centre and very popular Avenida Food Hall is just a block away, offering a variety of restaurants and services. For those who drive, Anderson Road is just around the corner, providing quick access to Deerfoot Trail and beyond. This condo is ideally positioned to offer both comfort and accessibility, making it a standout choice.

The unit itself couldn't be more perfectly situated within the building. A short walk to the main lobby, mailroom, gym and lounge and just around the corner from the elevator which is also only steps from your parking stall (#9) making unloading groceries a breeze. Donâ€™t miss out on this opportunity to own a slice of paradise in the popular Lake Bonavista Community!

Built in 2008

Essential Information

MLS® #	A2159092
Price	\$365,000
Sold Price	\$358,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	888
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	1109, 11811 Lake Fraser Drive Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 7J1

Amenities

Amenities	Elevator(s), Fitness Center, Laundry, Parking, Visitor Parking, Bicycle Storage, Guest Suite, Recreation Facilities, Recreation Room, Secured Parking
Parking Spaces	1
Parking	Parkade

Interior

Interior Features	Breakfast Bar, Closet Organizers, Elevator, No Animal Home, Open Floorplan, Quartz Counters, See Remarks, Vinyl Windows, Recreation Facilities
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Geothermal, Heat Pump
Cooling	Central Air
# of Stories	6

Exterior

Exterior Features	Courtyard
Construction	Brick, Concrete, Stucco

Additional Information

Date Listed	August 24th, 2024
Date Sold	September 24th, 2024
Days on Market	31
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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