

\$375,000 - 2405, 11811 Lake Fraser Drive Se, Calgary

MLS® #A2206597

\$375,000

2 Bedroom, 2.00 Bathroom, 964 sqft
Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

Experience luxurious living at concrete constructed Gateway South Centre with this meticulously maintained 2 spacious bedroom, 2 bathroom plus Den residence. Spanning an impressive 964 sq. ft, this spacious residence boasts a **THOUGHTFUL LAYOUT** designed for your utmost comfort. This beautifully updated **2-BEDROOM, 2-BATHROOM + DEN** condo offers the perfect blend of modern elegance and serene living. Located on the **SECOND FLOOR**, this unit boasts **STUNNING EAST FACING VIEW** overlooking the courtyard from your **PRIVATE BALCONY**. Newer, top of the line **ENGINEERED HARDWOOD FLOORING**. The open and functional kitchen features **GRANITE** countertops, loads of cabinets and countertop and stainless steel appliances. The **GENEROUS-SIZED DEN** is perfect for a home office, guest room, or creative space. The primary suite includes a walk-through double closet leading to a spacious 3-piece ensuite bathroom. The large second bedroom has access to a full 4 piece bathroom and is located away from the primary bedroom, creating separation. **IN-SUITE LAUNDRY. ALL UTILITIES INCLUDED IN THE CONDO FEES. TITLED, HEATED UNDERGROUND PARKING STALL AND STORAGE** for secure, hassle-free access. This meticulously maintained complex offers exceptional amenities, including: A state-of-the-art commercial GYM, two affordable GUEST SUITES for overnight visitors, two large



lounge/recreation rooms, one with a full kitchenâ€”available free of charge for gatherings and private events. This condo is within walking distance to: SOUTH CENTRE MALL Canyon Meadows C-Train Station Avenida Place Shopping Centre & Food Hall. Anderson Road is right around the corner, providing quick access to Deerfoot Trail. Move-in-ready home in the highly sought-after LAKE BONAVISTA community!

Built in 2007

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2206597 |
| Price | \$375,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 964 |
| Acres | 0.00 |
| Year Built | 2007 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|----------------------------------|
| Address | 2405, 11811 Lake Fraser Drive Se |
| Subdivision | Lake Bonavista |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2J 7J1 |

Amenities

| | |
|----------------|--|
| Amenities | Elevator(s), Fitness Center, Guest Suite, Parking, Playground, Recreation Facilities |
| Parking Spaces | 1 |
| Parking | Heated Garage, Underground, Gated |

Interior

| | |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Chandelier, Granite Counters, No Smoking Home, Open Floorplan, Recreation Facilities |
| Appliances | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | Baseboard, Natural Gas |
| Cooling | Central Air |
| # of Stories | 4 |
| Has Basement | Yes |
| Basement | Partial, Partially Finished |

Exterior

| | |
|-------------------|--|
| Exterior Features | BBQ gas line, Other, Storage |
| Construction | Brick, Cement Fiber Board, Concrete, Mixed, Stucco |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 29th, 2025 |
| Days on Market | 4 |
| Zoning | DC |

Listing Details

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|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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