

# \$299,000 - 4612, 11811 Lake Fraser Drive Se, Calgary

MLS® #A2205798

## \$299,000

2 Bedroom, 1.00 Bathroom, 745 sqft

Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

This stunning 2-bedroom, 1-bathroom condo offers a perfect blend of style, comfort, and convenience. Located in a quiet, well-built concrete building, this home features 9-foot ceilings and large south-facing windows, filling the space with natural light and offering beautiful views. The building itself is designed for both relaxation and an active lifestyle, featuring a beautifully landscaped courtyard, two owners'™ lounges, and a professional fitness gym. For added convenience, owners can also lease fully furnished suites for out-of-town guests at a low fee. Perfectly situated near public transit, including bus routes and the C-Train, as well as major roadways, commuting is effortless. Whether you're looking for a vibrant urban lifestyle or a peaceful retreat, this condo offers the best of both worlds. Don't miss out—schedule your showing with your favourite agent today!

Built in 2007

## Essential Information

MLS® #	A2205798
Price	\$299,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	745
Acres	0.00
Year Built	2007



Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	4612, 11811 Lake Fraser Drive Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 7J4

### Amenities

Amenities	Bicycle Storage, Clubhouse, Elevator(s), Fitness Center, Guest Suite, Parking, Party Room, Secured Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Parkade

### Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Geothermal
Cooling	Full
# of Stories	6

### Exterior

Exterior Features	Courtyard
Construction	Brick, Concrete

### Additional Information

Date Listed	March 26th, 2025
Days on Market	9
Zoning	DC

### Listing Details

Listing Office	CIR Realty
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