

# \$369,900 - 2702, 11811 Lake Fraser Drive Se, Calgary

MLS® #A2215860

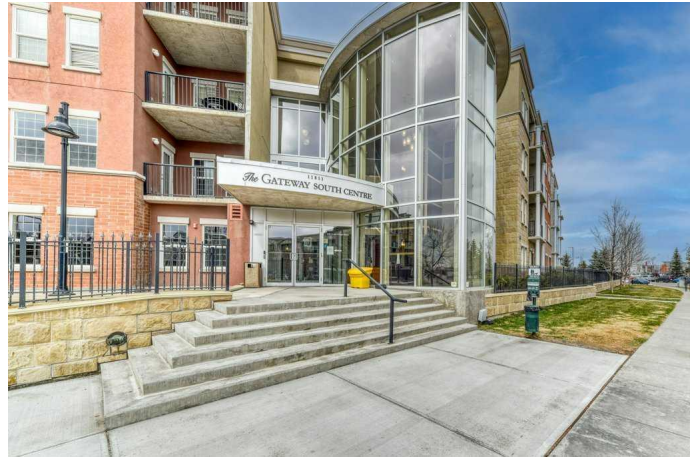
**\$369,900**

2 Bedroom, 2.00 Bathroom, 882 sqft

Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

Welcome to Your Dream Home in Lake Bonavista! This beautifully updated 2-bedroom, 2-bathroom + den condo offers the perfect blend of modern elegance and peaceful living. Situated on the SECOND FLOOR, this unit features STUNNING WEST-FACING VIEWS from your PRIVATE, COVERED BALCONY—a serene space overlooking the landscaped courtyard, ideal for morning coffee or evening relaxation. Plus, enjoy year-round BBQing with the NATURAL GAS LINE HOOKUP. Inside, you'll love the 2023 UPDATES, including fresh paint, NEW FLOORING THROUGHOUT, stylish LIGHT FIXTURES, and NEW STAINLESS-STEEL APPLIANCES. Comfort meets sustainability with BRAND-NEW (2025) GEOTHERMAL HEATING AND AIR CONDITIONING (\$4,200), providing energy-efficient, year-round climate control. The modern kitchen showcases QUARTZ COUNTERTOPS, stainless steel appliances, and abundant cabinetry. The PRIMARY SUITE offers a walk-through double closet and a private 3-piece ensuite. The second bedroom is conveniently located next to the 4-piece main bathroom. A versatile DEN/FLEX ROOM serves perfectly as a home office, pantry, or creative space. Additional features include IN-SUITE LAUNDRY, ALL UTILITIES COVERED IN THE CONDO FEES, and a TITLED, HEATED UNDERGROUND PARKING STALL (P2-476). The PET-FRIENDLY building allows one dog or cat



(max 23 kg) with board approval. Enjoy resort-style amenities - A STATE-OF-THE-ART COMMERCIAL GYM, TWO GUEST SUITES for overnight visitors, TWO LOUNGE/RECREATION ROOMS, one with a full kitchenâ€”available free of charge for private events. Unbeatable location! Within walking distance to - SOUTHCENTRE MALL & CALGARY FARMERS MARKET (15 minutes), CANYON MEADOWS C-TRAIN STATION, AVENIDA PLACE SHOPPING CENTRE & FOOD HALL (just a block away). Plus, QUICK ACCESS TO ANDERSON ROAD AND DEERFOOT TRAIL makes commuting a breeze. Don't miss your chance to own this MOVE-IN-READY GEM in the highly sought-after community of LAKE BONAVIDA. Book your private showing today!

Built in 2008

### Essential Information

MLS® #	A2215860
Price	\$369,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	882
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	2702, 11811 Lake Fraser Drive Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2J 7J4

### Amenities

Amenities	Elevator(s), Recreation Facilities, Trash, Visitor Parking, Guest Suite
Parking Spaces	1
Parking	Heated Garage, Parkade, Underground, Titled

### Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Geothermal
Cooling	Central Air
# of Stories	6

### Exterior

Exterior Features	Balcony, Barbecue, Courtyard
Roof	Tar/Gravel
Construction	Brick, Concrete, Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	April 29th, 2025
Days on Market	7
Zoning	DC

### Listing Details

Listing Office	RE/MAX Landan Real Estate
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