

# \$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 | 6                |
| Zoning         | DC               |

## Listing Details

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

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