

# \$294,900 - 4612, 11811 Lake Fraser Drive Se, Calgary

MLS® #A2205798

**\$294,900**

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          | \$294,900 |
| 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 | 26               |
| Zoning         | DC               |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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