

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

MLS® #A2215860

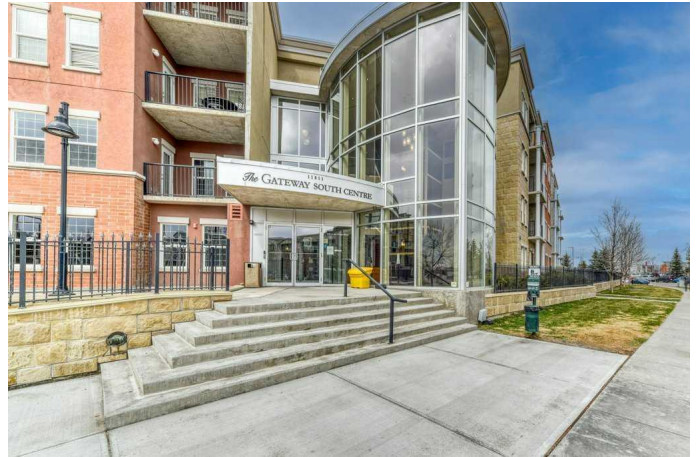
\$369,900

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	15
Zoning	DC

Listing Details

Listing Office	RE/MAX Landan Real Estate
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.