

\$336,000 - 3203, 11811 Lake Fraser Drive Se, Calgary

MLS® #A2198805

\$336,000

2 Bedroom, 2.00 Bathroom, 883 sqft
Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

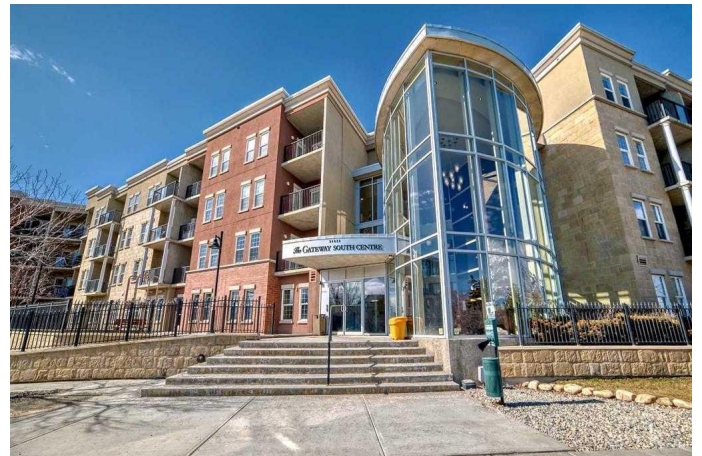
Welcome to Your Dream Home!

This beautifully updated 2-BEDROOM, 2-BATHROOM + DEN condo offers the perfect blend of modern elegance and serene living. Located on the THIRD FLOOR, this unit boasts STUNNING WEST-FACING VIEWS from your PRIVATE BALCONY, overlooking the tranquil, landscaped courtyardâ€”perfect for enjoying your morning coffee or an evening glass of wine.

Inside, ENGINEERED HARDWOOD FLOORING flows seamlessly throughout the open-concept living space, while a neutral color palette enhances the bright and welcoming atmosphere. The modern kitchen features sleek GRANITE countertops, contemporary cabinetry, and energy-efficient appliances, making it as functional as it is stylish.

The GENEROUS-SIZED DEN, complete with custom-built cabinets, 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, while the large second bedroom has access to a full bathroomâ€”ideal for professionals or a young family.

For ultimate convenience, enjoy in-suite laundry, ALL UTILITIES INCLUDED IN THE CONDO FEES, and a TITLED, HEATED UNDERGROUND PARKING STALL for



secure, hassle-free access.

Adding to the unit's eco-friendly appeal, enjoy BRAND-NEW (2024) GEOTHERMAL HEATING AND AIR CONDITIONING (over \$4,000) ensuring year-round energy-efficient climate control.

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 kitchen available free of charge for gatherings and private events

Convenience is key! This condo is within walking distance to:

SOUTHCENTRE MALL & THE FARMERS MARKET (15 MINS)

Canyon Meadows C-Train Station

Avenida Place Shopping Centre & Food Hall (just a block away)

For drivers, Anderson Road is right around the corner, providing quick access to Deerfoot Trail and beyond.

The Perfect Location Within the Building

The lobby, mailroom, gym, and lounge are just steps away, making everyday tasks effortless.

Plus, your parking stall (#16) is conveniently close, making unloading groceries a breeze.

Don't Miss Out!

This is your opportunity to own a stunning, move-in-ready home in the highly sought-after LAKE BONAVISTA community!

Built in 2007

Essential Information

MLS® #	A2198805
Price	\$336,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	883
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

Community Information

Address	3203, 11811 Lake Fraser Drive Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 7J1

Amenities

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

Interior

Interior Features	Breakfast Bar, Built-in Features, Granite Counters, Kitchen Island, No Animal Home, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Geothermal
Cooling	Central Air
# of Stories	6

Exterior

Exterior Features	Balcony, Courtyard, Barbecue
Roof	Tar/Gravel

Construction Brick, Concrete, Stone

Additional Information

Date Listed March 13th, 2025

Days on Market 1

Zoning DC

Listing Details

Listing Office 2% Realty

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