

# \$300,000 - 1609, 11811 Lake Fraser Drive Se, Calgary

MLS® #A2199529

**\$300,000**

2 Bedroom, 1.00 Bathroom, 745 sqft  
Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

OPEN HOUSE THIS SATURDAY FROM 12-2:00PM! Welcome to this stylish and move-in-ready 2-bedroom, 1-bathroom apartment in the highly sought-after community of Lake Bonavista—a PRIME LOCATION offering convenience, lifestyle, and long-term investment potential. Whether you're a first-time homebuyer looking for a comfortable space to call home or an investor seeking a highly desirable rental property, this unit checks all the boxes. This apartment stands out with a RARE (one of only a few floorplans in entire complex) and highly functional floorplan, maximizing every inch of space for effortless living. Recently refreshed with bright, modern paint, stylish NEW LIGHTING fixtures, and durable VINYL PLANK flooring, this unit feels light, airy, and inviting from the moment you step inside. The open-concept kitchen is perfect for cooking and entertaining, featuring warm maple cabinetry, gleaming GRANITE countertops, and stainless steel appliances. A spacious breakfast bar provides ample seating and flows seamlessly into the living and dining area, creating a perfect gathering space. Large windows invite plenty of natural light, making the home feel even more spacious. This well-managed complex offers outstanding amenities, including multiple party rooms perfect for hosting get-togethers, a MASSIVE FITNESS CENTER fully equipped to support your active lifestyle, and GUEST SUITES providing convenient accommodations for



visiting friends and family. Even better, the affordable condo fees cover ALL UTILITIES—including electricity—ensuring worry-free living with no surprise bills! For those who value ease of access, this location is unbeatable. You're just minutes from the C-Train, major roadways, shopping centers, restaurants, and all essential services, ensuring a stress-free commute and an abundance of nearby amenities. Additional perks include in-unit laundry and a secure UNDERGROUND TITLED parking stall. Don't miss this incredible opportunity to own in Lake Bonavista, a neighborhood known for its vibrant community and exceptional convenience. Book your private showing today!

Built in 2008

### Essential Information

MLS® #	A2199529
Price	\$300,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	745
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1609, 11811 Lake Fraser Drive Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2J7J4

### **Amenities**

Amenities Fitness Center, Party Room, Guest Suite, Recreation Room

Parking Spaces 1

Parking Titled, Underground

### **Interior**

Interior Features Granite Counters, No Smoking Home

Appliances Dishwasher, Dryer, Electric Oven, Microwave Hood Fan, Refrigerator, Washer

Heating Forced Air

Cooling None

# of Stories 5

### **Exterior**

Exterior Features BBQ gas line

Roof Flat

Construction Brick, Concrete, Stucco

### **Additional Information**

Date Listed March 13th, 2025

Days on Market 1

Zoning DC

### **Listing Details**

Listing Office eXp Realty

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