

# \$395,000 - 1617, 11811 Lake Fraser Drive Se, Calgary

MLS® #A2243002

**\$395,000**

2 Bedroom, 2.00 Bathroom, 1,080 sqft

Single Family on 0.00 Acres

Lake Bonavista, Calgary, Alberta

This 1080 sq ft, move-in ready 2-bedroom main floor corner unit in the highly sought-after Lake Bonavista community is a rare find. The building offers geo-thermal heating, cooling, and electricity, all included in the condo fees, and is built with concrete walls, including most interior walls for added soundproofing. The spacious and functional kitchen features granite countertops, an extended eating bar, and under-cabinet lighting. Both bedrooms come with walk-through closets and ensuites, making it ideal for guests or roommates. With 9 ft ceilings, full-length windows, and new vinyl plank flooring throughout, this home is bright and inviting. Enjoy southwest exposure with a south-facing patio that wraps around to a west-facing one with lawn space directly outside—perfect for pet owners. The building offers fantastic amenities, including a state-of-the-art fitness center, two social rooms, guest suites, on-site management, and security. Condo fees cover all utilities except TV and Wi-Fi. Located within walking distance of the C-train, bus lines, South Centre Mall, and Avenida Place, with easy access to Deerfoot via Anderson Road, this unit is both convenient and well-connected. A titled underground heated parking stall with extra storage is conveniently located right in front. Lovingly cared for by the original owner, this home is a must-see! Click the multimedia tab for an interactive 3D tour, additional photos, and floor plans. (id:6289)



Built in 2009

## Essential Information

Listing #	A2243002
Price	\$395,000
Bedrooms	2
Bathrooms	2.00
Square Footage	1,080
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Condominium/Strata

## Community Information

Address	1617, 11811 Lake Fraser Drive Se
Subdivision	Lake Bonavista
City	Calgary
Province	Alberta
Postal Code	T2J7J4

## Amenities

Amenities	Shopping, Exercise Centre, Guest Suite, Party Room
Features	No Smoking Home, Guest Suite, Gas BBQ Hookup, Parking
Parking Spaces	1
Parking	Underground

## Interior

Appliances	Refrigerator, Dishwasher, Stove, Garburator, Microwave Range Hood Combo, Window Coverings, Washer & Dryer
Heating	Forced air
Cooling	See Remarks
# of Stories	4

## Exterior

Exterior	Concrete
Construction	Poured concrete

## Listing Details

Listing Office	RE/MAX Southern Realty
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