

\$249,900 - 3007, 11811 Lake Fraser Drive Se, Calgary

MLS® #A2254087

\$249,900

1 Bedroom, 1.00 Bathroom, 581 sqft

Single Family on 0.00 Acres

Lake Bonavista, Calgary, Alberta

This spacious 1-bedroom, 1-bathroom apartment combines comfort, convenience, and a truly unbeatable location within the building. Perfectly situated just steps from the elevators, front entrance, and parking, this unit makes daily living effortless. All of the building's amenities are right around the corner, yet the home itself sits in one of the quietest areas of the building, offering both accessibility and peace. Inside, the open layout is bright and well designed, making excellent use of the generous square footage. Luxury vinyl plank flooring runs throughout the main living areas, paired with durable ceramic tile in the bathroom. Central air conditioning keeps the home comfortable year-round, and every space has been kept in exceptionally clean condition. A highlight of the unit is the large west-facing balcony – a private and peaceful place to enjoy the afternoon sun or unwind at the end of the day. The building itself offers outstanding amenities, including a fully equipped gym, a stylish party room, and comfortable guest suites for overnight visitors. Thanks to this unit's location, all of these features are just steps away, making it easy to stay active, host gatherings, or accommodate family and friends. Beyond the building, the surrounding area adds even more value. Grocery stores, shopping, restaurants, and transit are all within walking distance, creating unmatched everyday convenience. Whether you're running errands, meeting friends for dinner, or commuting, everything you need is



close at hand. With its quiet setting, excellent layout, and one of the most desirable locations in the entire building, this home is a standout choice for anyone seeking comfort and convenience in equal measure. (id:6289)

Built in 2006

Essential Information

Listing #	A2254087
Price	\$249,900
Bedrooms	1
Bathrooms	1.00
Square Footage	581
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	3007, 11811 Lake Fraser Drive Se
Subdivision	Lake Bonavista
City	Calgary
Province	Alberta
Postal Code	T2J7J1

Amenities

Amenities	Park, Playground, Schools, Shopping, Exercise Centre, Guest Suite, Party Room, Recreation Centre
Features	No Animal Home, No Smoking Home, Guest Suite, Parking
Parking Spaces	1
Parking	Garage, Heated Garage, Underground
# of Garages	1

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo, Window Coverings, Washer/Dryer Stack-Up
Heating	Geo Thermal
Cooling	Central air conditioning

of Stories 6

Exterior

Exterior Brick, Concrete, Stone, Stucco
Construction Poured concrete, Wood frame

Listing Details

Listing Office CIR Realty



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Listing information last updated on November 3rd, 2025 at 4:46pm PST