

**1617, 11811 Lake Fraser Drive SE
Calgary, Alberta**

MLS # A2243002



\$425,000

Division:	Lake Bonavista		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,080 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 938
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	m-H1 d247
Foundation:	-	Utilities:	-
Features:	No Smoking Home		

Inclusions: n/a

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.