

# \$274,900 - 5311, 11811 Lake Fraser Drive Se, Calgary

MLS® #A2194066

**\$274,900**

1 Bedroom, 1.00 Bathroom, 573 sqft

Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

Welcome to this exceptional apartment in the heart of Lake Bonavista! This stunning open-concept unit features soaring 9-foot ceilings and a spacious living room, enhanced by large windows that flood the space with natural light. The modern kitchen is well-appointed with stainless steel appliances, sleek cabinetry, a convenient breakfast counter, and a brand-new dishwasher (2024). The generous master bedroom offers captivating views of the downtown skyline, while a stylish 4-piece bath and a dedicated laundry room add to the unit's functionality. The owner has also upgraded the unit with a new washer and dryer (2023) for added convenience. For your convenience, this apartment includes a titled, secure underground parking space and access to top-tier amenities, such as a fully equipped fitness center, social rooms, guest suites, common bike storage, and ample visitor parking. Ideally located just steps from the LRT station and minutes from Fish Creek Park. Book your private showing today!

Built in 2007

## Essential Information

MLS® #	A2194066
Price	\$274,900
Bedrooms	1
Bathrooms	1.00



Full Baths	1
Square Footage	573
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### **Community Information**

Address	5311, 11811 Lake Fraser Drive Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 7J1

### **Amenities**

Amenities	Elevator(s), Secured Parking, Visitor Parking, Fitness Center, Guest Suite, Party Room, Racquet Courts
Parking Spaces	1
Parking	Underground

### **Interior**

Interior Features	High Ceilings
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Dryer, Washer
Heating	Geothermal, Heat Pump
Cooling	Central Air
# of Stories	6

### **Exterior**

Exterior Features	Other
Construction	Brick, Concrete, Metal Siding, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 20th, 2025
Days on Market	60
Zoning	DC

**Listing Details**

Listing Office                  Grand Realty

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