

\$275,000 - 2501, 11811 Lake Fraser Drive Se, Calgary

MLS® #A1095479

\$275,000

2 Bedroom, 2.00 Bathroom, 972 sqft
Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

Live in the sought after community of Lake Bonavista in this stunning 2 bed + den, 2 bath condo. This recently renovated unit with modern finishes shows like new! Larger than most with an excellent location in the building, just steps away from the elevator! Features include: LVT flooring, fresh paint, upgraded lighting & plumbing fixtures, fully renovated ensuite and second bathroom. Spacious, bright white kitchen with new stainless steel appliances, modern cabinetry, quartz countertops, marble backsplash, and a large island perfect for entertaining. Complete with a newly installed pantry to keep your space beautifully organized! Plenty of natural sunlight shines through the living room and dining area with large windows and high ceilings, creating an airy open feel. Enjoy your private balcony with an amazing courtyard view - you will love spending the warmer days out here! The master bedroom is large enough to comfortably fit a king size bed, along with a walk-through closet and 4pc ensuite. This unit is complete with a generously-sized second bedroom with French doors, ample den space, 4pc bath, full A/C, BBQ Gasline, and insuite laundry with a brand new washer & dryer. Two titled underground parking stalls make this unit extra special, one of the spaces being oversized. Located in the desirable Gateway Southcentre, an environmentally conscious complex with mixed use of geo-thermal, solar and forced air for heating / A/C. Concrete construction! You will also love the amenities



which include a full gym, party rooms and guest suites, and a meticulously maintained courtyard space. Excellent location with quick access to major roadways, public transportation, shopping, and fish creek park. All utilities are included in your condo fee! Don't miss out, book your showing today!

Built in 2008

Essential Information

MLS® #	A1095479
Price	\$275,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	972
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

Community Information

Address	2501, 11811 Lake Fraser Drive Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 7J4

Amenities

Amenities	Elevator(s), Fitness Center, Guest Suite, Parking, Party Room, Recreation Facilities, Recreation Room, Snow Removal, Storage, Visitor Parking
Parking Spaces	2
Parking	Parkade, Titled, Heated Garage, Oversized, Secured, Underground

Interior

Interior Features	Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Recreation Facilities
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Geothermal
# of Stories	6

Exterior

Exterior Features	Courtyard
Roof	Tar/Gravel
Construction	Brick, Concrete, Stucco

Additional Information

Date Listed	April 21st, 2021
Days on Market	54
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	CHAMBERLAIN REAL ESTATE GROUP
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