

# \$375,000 - 2405, 11811 Lake Fraser Drive Se, Calgary

MLS® #A2206597

**\$375,000**

2 Bedroom, 2.00 Bathroom, 964 sqft  
Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

Experience luxurious living at concrete constructed Gateway South Centre with this meticulously maintained 2 spacious bedroom, 2 bathroom plus Den residence. Spanning an impressive 964 sq. ft, this spacious residence boasts a **THOUGHTFUL LAYOUT** designed for your utmost comfort. This beautifully updated **2-BEDROOM, 2-BATHROOM + DEN** condo offers the perfect blend of modern elegance and serene living. Located on the **SECOND FLOOR**, this unit boasts **STUNNING EAST FACING VIEW** overlooking the courtyard from your **PRIVATE BALCONY**. Newer, top of the line **ENGINEERED HARDWOOD FLOORING**. The open and functional kitchen features **GRANITE** countertops, loads of cabinets and countertop and stainless steel appliances. The **GENEROUS-SIZED DEN** is perfect for a home office, guest room, or creative space. The primary suite includes a walk-through double closet leading to a spacious 3-piece ensuite bathroom. The large second bedroom has access to a full 4 piece bathroom and is located away from the primary bedroom, creating separation. **IN-SUITE LAUNDRY. ALL UTILITIES INCLUDED IN THE CONDO FEES. TITLED, HEATED UNDERGROUND PARKING STALL AND STORAGE** for secure, hassle-free access. This meticulously maintained complex offers exceptional amenities, including: A state-of-the-art commercial GYM, two affordable GUEST SUITES for overnight visitors, two large



lounge/recreation rooms, one with a full kitchenâ€”available free of charge for gatherings and private events. This condo is within walking distance to: SOUTH CENTRE MALL Canyon Meadows C-Train Station Avenida Place Shopping Centre & Food Hall. Anderson Road is right around the corner, providing quick access to Deerfoot Trail. Move-in-ready home in the highly sought-after LAKE BONAVISTA community!

Built in 2007

### Essential Information

MLS® #	A2206597
Price	\$375,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	964
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	2405, 11811 Lake Fraser Drive Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 7J1

### Amenities

Amenities	Elevator(s), Fitness Center, Guest Suite, Parking, Playground, Recreation Facilities
Parking Spaces	1
Parking	Heated Garage, Underground, Gated

## Interior

Interior Features	Ceiling Fan(s), Chandelier, Granite Counters, No Smoking Home, Open Floorplan, Recreation Facilities
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	Central Air
# of Stories	4
Has Basement	Yes
Basement	Partial, Partially Finished

## Exterior

Exterior Features	BBQ gas line, Other, Storage
Construction	Brick, Cement Fiber Board, Concrete, Mixed, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	March 29th, 2025
Days on Market	6
Zoning	DC

## Listing Details

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.