

# \$259,900 - 5509, 11811 Lake Fraser Drive Se, Calgary

MLS® #A2243250

## \$259,900

1 Bedroom, 1.00 Bathroom, 574 sqft

Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

Are you a first time home owner buyer or looking to downsize without sacrificing quality?

This condo is for you. It is a solid investment in both lifestyle and construction. The building is built entirely with poured concrete walls, ceiling and floors for maximum privacy, durability and soundproofing. Condo fee includes heat, water, and ELECTRICITY. With the Geo-Exchange Heating + Cooling System and roof mounted solar panels supplies reliable efficiency year round. For your convenience: there is a fully equipped gym that offers top of the line equipment, social room, yoga studio, owner's lounges, guest suites and visitors parking. Located perfectly close to Canyon Meadows LRT, Avenida Shopping Center, Fish Creek Park and Southcenter Mall. Book your private showing today.

Built in 2007

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2243250  |
| Price          | \$259,900 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 574       |
| Acres          | 0.00      |
| Year Built     | 2007      |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 5509, 11811 Lake Fraser Drive Se |
| Subdivision | Lake Bonavista                   |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T2J 7J4                          |

### Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Fitness Center, Parking |
| Parking Spaces | 1                                                     |
| Parking        | Underground                                           |

### Interior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Elevator |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked                                                 |
| Heating           | Geothermal                                                                                                                         |
| Cooling           | Central Air                                                                                                                        |
| # of Stories      | 6                                                                                                                                  |

### Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Balcony, Courtyard, Garden, Lighting |
| Construction      | Concrete, Wood Frame, Mixed          |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 26th, 2025 |
| Days on Market | 55              |
| Zoning         | M-H1 d247       |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | Greater Calgary Real Estate |
|----------------|-----------------------------|

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