

# \$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), Fitness Center, Party Room, Secured Parking, Visitor Parking, Guest Suite, Racquet Courts
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	High Ceilings
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, 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	83
Zoning	DC

**Listing Details**

Listing Office                      Grand Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.