# \$279,972 - 4406, 11811 Lake Fraser Drive Se, Calgary

MLS® #A2205042

#### \$279,972

1 Bedroom, 1.00 Bathroom, 688 sqft Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

4406, 11811 Lake Fraser Drive SE – Exceptional Fourth Floor, West Facing Views | Gateway Southcentre Is In The Coveted Community of Lake Bonavista | Open Concept Floor Plan | Kitchen Boasts Stylish Cabinets, Sleek, Black Appliances & Granite Countertops | Generous Sized Primary Bedroom With Walk-In Closet, Plus A Den or Office | Forget About A Gym Membership! Amazing Amenities Include A State of the Art Fitness Centre, A Dedicated Yoga Studio, Two Party Rooms For Entertaining, Owner's Lounge With Kitchen, Interior Courtyard, Two **Onsite Guest Suites & Several Guest Parking** Stalls | Convenient Titled Underground-Heated Parking Stall With Storage Space| Building Features Unique Energy-Saving Geothermal Heat & Cooling System | Steps To Southcentre Mall, Avenida Market, Shopping, Dining & Entertainment | Located On The Corner Of Macleod Trail & Anderson Road With Quick Access To Major Roads | 15 Minute Walk To Canyon Meadows LRT Station | Condo Fees \$646.58 Include ALL Utilities, Common Area Maintenance, Electricity, Heat, Water, Sewer, Insurance, Maintenance Grounds, Parking, Professional Management, & Reserve Fund Contributions | PETS Subject to Board Approval – â€~Tweety' Bird(s) or â€~Sylvester' The Cat or Dog (Max 23 kilograms) | No Age Restrictions | No Short Term Rentals.







# **Essential Information**

MLS® #	A2205042
Price	\$279,972
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	688
Acres	0.00
Year Built	2006
Туре	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

# **Community Information**

4406, 11811 Lake Fraser Drive Se
Lake Bonavista
Calgary
Calgary
Alberta
T2J 7J1

## Amenities

Amenities	Clubhouse, Elevator(s), Fitness Center, Guest Suite, Parking, Party Room, Recreation Facilities, Recreation Room, Secured Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Parkade, Secured, Stall, Titled, Underground
Interior	
Interior Features	Breakfast Bar, Granite Counters, High Ceilings, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Natural Gas, Geothermal
Cooling	Central Air
# of Stories	6

### Exterior

Exterior Features Balcony, Courtyard, Storage

Roof	Membrane
Construction	Brick, Concrete, Stucco
Foundation	Poured Concrete

#### **Additional Information**

Date Listed	March 25th, 2025
Days on Market	7
Zoning	DC

#### **Listing Details**

Listing Office Real Broker

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