

**3203, 11811 Lake Fraser Drive SE
Calgary, Alberta**

MLS # A2198805



\$336,000

Division:	Lake Bonavista		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Multi Level Unit		
Size:	883 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Geothermal	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 808
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stone	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Granite Counters, Kitchen Island, No Animal Home, Walk-In Closet(s)		

Inclusions: Barbeque

Welcome to Your Dream Home! This beautifully updated 2-BEDROOM, 2-BATHROOM + DEN condo offers the perfect blend of modern elegance and serene living. Located on the THIRD FLOOR, this unit boasts STUNNING WEST-FACING VIEWS from your PRIVATE BALCONY, overlooking the tranquil, landscaped courtyard—perfect for enjoying your morning coffee or an evening glass of wine. Inside, ENGINEERED HARDWOOD FLOORING flows seamlessly throughout the open-concept living space, while a neutral color palette enhances the bright and welcoming atmosphere. The modern kitchen features sleek GRANITE countertops, contemporary cabinetry, and energy-efficient appliances, making it as functional as it is stylish. The GENEROUS-SIZED DEN, complete with custom-built cabinets, 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, while the large second bedroom has access to a full bathroom—ideal for professionals or a young family. For ultimate convenience, enjoy in-suite laundry, ALL UTILITIES INCLUDED IN THE CONDO FEES, and a TITLED, HEATED UNDERGROUND PARKING STALL for secure, hassle-free access. Adding to the unit’s eco-friendly appeal, enjoy BRAND-NEW (2024) GEOTHERMAL HEATING AND AIR CONDITIONING (over \$4,000) ensuring year-round energy-efficient climate control. 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 kitchen—available free of charge for gatherings and private events Convenience is key! This condo is within walking distance to: SOUTHCENTRE MALL & THE FARMERS MARKET (15 MINS)

Canyon Meadows C-Train Station Avenida Place Shopping Centre & Food Hall (just a block away) For drivers, Anderson Road is right around the corner, providing quick access to Deerfoot Trail and beyond. The Perfect Location Within the Building The lobby, mailroom, gym, and lounge are just steps away, making everyday tasks effortless. Plus, your parking stall (#16) is conveniently close, making unloading groceries a breeze. Don't Miss Out! This is your opportunity to own a stunning, move-in-ready home in the highly sought-after LAKE BONAVIDA community!