

# \$299,800 - 5608, 11811 Lake Fraser Drive Se, Calgary

MLS® #A2239765

**\$299,800**

2 Bedroom, 1.00 Bathroom, 745 sqft

Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

For more information, please click the "More Information" button.

Located on the 5th floor of a well-managed and exceptionally clean building, this freshly renovated 2-bedroom, 1-bathroom condo offers modern living in a prime location. Ideal for first-time buyers, downsizers, or investors. Key Features: Two bright and spacious bedrooms; One full bathroom; Fully equipped kitchen; Private balcony with open views; In-suite washer and dryer; Access to a newly upgraded gym; Condo fees include all utilities. Enjoy the convenience of being just minutes from schools, a shopping mall, supermarket, and a scenic lake. This move-in ready unit combines style, comfort, and unbeatable value. Don't miss this opportunity!

Built in 2008

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2239765    |
| Price          | \$299,800   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 745         |
| Acres          | 0.00        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Apartment   |



|        |                   |
|--------|-------------------|
| Style  | Single Level Unit |
| Status | Active            |

## Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 5608, 11811 Lake Fraser Drive Se |
| Subdivision | Lake Bonavista                   |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T2J 7J1                          |

## Amenities

|                |                                                                                                                           |
|----------------|---------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Laundry, Parking, Party Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Fitness Center |
| Parking Spaces | 1                                                                                                                         |
| Parking        | Stall, Underground                                                                                                        |

## Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, No Animal Home, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Microwave, Oven, Stove(s), Washer                               |
| Heating           | Heat Pump, Geothermal                                                              |
| Cooling           | None                                                                               |
| # of Stories      | 6                                                                                  |

## Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Gas Grill, Storage      |
| Roof              | Flat                    |
| Construction      | Brick, Concrete, Stucco |
| Foundation        | Poured Concrete         |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 14th, 2025 |
| Days on Market | 42              |
| Zoning         | M-1D247         |

## Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | Easy List Realty |
|----------------|------------------|

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