

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

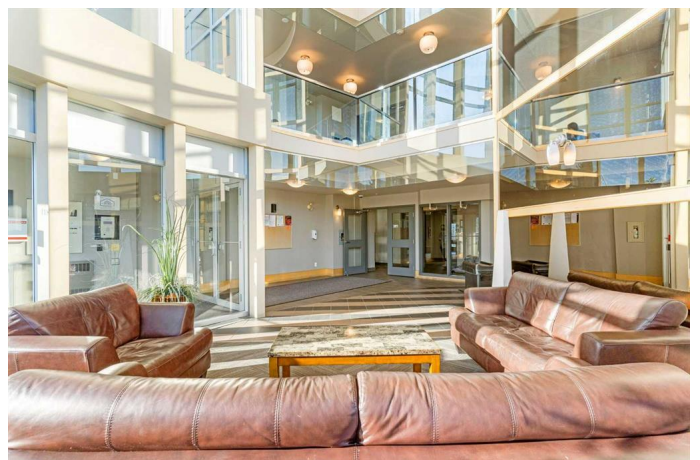
MLS® #A2205042

\$279,972

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

Lake Bonavista, Calgary, Alberta

4406, 11811 Lake Fraser Drive SE â€“
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, Ownerâ€™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€“ â€“Tweetyâ€™™ Bird(s)
or â€“Sylvesterâ€™™ The Cat or Dog (Max 23
kilograms) | No Age Restrictions | No Short
Term Rentals.



Built in 2006

Essential Information

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

Community Information

| | |
|-------------|----------------------------------|
| Address | 4406, 11811 Lake Fraser Drive Se |
| Subdivision | Lake Bonavista |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | 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 | 10 |
| Zoning | DC |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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