

# \$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 | 107             |
| Zoning         | M-1D247         |

## Listing Details

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

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