

# \$249,900 - 3007, 11811 Lake Fraser Drive Se, Calgary

MLS® #A2254087

**\$249,900**

1 Bedroom, 1.00 Bathroom, 581 sqft

Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

This spacious 1-bedroom, 1-bathroom apartment combines comfort, convenience, and a truly unbeatable location within the building. Perfectly situated just steps from the elevators, front entrance, and parking, this unit makes daily living effortless. All of the building's amenities are right around the corner, yet the home itself sits in one of the quietest areas of the building, offering both accessibility and peace. Inside, the open layout is bright and well designed, making excellent use of the generous square footage. Luxury vinyl plank flooring runs throughout the main living areas, paired with durable ceramic tile in the bathroom. Central air conditioning keeps the home comfortable year-round, and every space has been kept in exceptionally clean condition. A highlight of the unit is the large west-facing balcony – a private and peaceful place to enjoy the afternoon sun or unwind at the end of the day. The building itself offers outstanding amenities, including a fully equipped gym, a stylish party room, and comfortable guest suites for overnight visitors. Thanks to this unit's location, all of these features are just steps away, making it easy to stay active, host gatherings, or accommodate family and friends. Beyond the building, the surrounding area adds even more value. Grocery stores, shopping, restaurants, and transit are all within walking distance, creating unmatched everyday convenience. Whether you're running errands, meeting friends for dinner, or commuting, everything you need is



close at hand. With its quiet setting, excellent layout, and one of the most desirable locations in the entire building, this home is a standout choice for anyone seeking comfort and convenience in equal measure.

Built in 2006

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2254087          |
| Price          | \$249,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 581               |
| Acres          | 0.00              |
| Year Built     | 2006              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 3007, 11811 Lake Fraser Drive Se |
| Subdivision | Lake Bonavista                   |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T2J 7J1                          |

### Amenities

|                |                                                                                                                                                              |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Fitness Center, Parking, Party Room, Picnic Area, Recreation Facilities, Visitor Parking, Gazebo, Guest Suite, Secured Parking |
| Parking Spaces | 1                                                                                                                                                            |
| Parking        | Heated Garage, Parkade, Titled, Underground, Enclosed                                                                                                        |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, |
|-------------------|--------------------------------------------------------------------|

|              |                                                                                                      |
|--------------|------------------------------------------------------------------------------------------------------|
|              | Track Lighting                                                                                       |
| Appliances   | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating      | Geothermal                                                                                           |
| Cooling      | Central Air                                                                                          |
| # of Stories | 6                                                                                                    |

## Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Balcony                                    |
| Roof              | Tar/Gravel                                 |
| Construction      | Brick, Concrete, Stone, Stucco, Wood Frame |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 30th, 2025 |
| Days on Market | 21                   |
| Zoning         | M-H1 d247            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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