

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

MLS® #A2205042

**\$279,972**

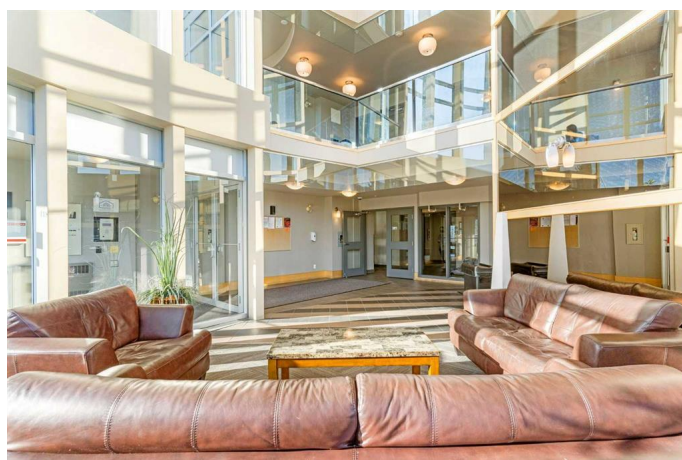
1 Bedroom, 1.00 Bathroom, 688 sqft

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 | 26               |
| Zoning         | DC               |

**Listing Details**

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

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