



GRASSROOTS
REALTY GROUP

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**2702, 11811 Lake Fraser Drive SE
Calgary, Alberta**

MLS # A2215860



\$369,900

Division:	Lake Bonavista		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	882 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Geothermal
Floors:	Laminate, Vinyl
Roof:	Tar/Gravel
Basement:	-
Exterior:	Brick, Concrete, Stucco
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	\$ 776
LLD:	-
Zoning:	DC
Utilities:	-

Inclusions: N/A

Welcome to Your Dream Home in Lake Bonavista! This beautifully updated 2-bedroom, 2-bathroom + den condo offers the perfect blend of modern elegance and peaceful living. Situated on the SECOND FLOOR, this unit features STUNNING WEST-FACING VIEWS from your PRIVATE, COVERED BALCONY—a serene space overlooking the landscaped courtyard, ideal for morning coffee or evening relaxation. Plus, enjoy year-round BBQing with the NATURAL GAS LINE HOOKUP. Inside, you’ll love the 2023 UPDATES, including fresh paint, NEW FLOORING THROUGHOUT, stylish LIGHT FIXTURES, and NEW STAINLESS-STEEL APPLIANCES. Comfort meets sustainability with BRAND-NEW (2025) GEOTHERMAL HEATING AND AIR CONDITIONING (\$4,200), providing energy-efficient, year-round climate control. The modern kitchen showcases QUARTZ COUNTERTOPS, stainless steel appliances, and abundant cabinetry. The PRIMARY SUITE offers a walk-through double closet and a private 3-piece ensuite. The second bedroom is conveniently located next to the 4-piece main bathroom. A versatile DEN/FLEX ROOM serves perfectly as a home office, pantry, or creative space. Additional features include IN-SUITE LAUNDRY, ALL UTILITIES COVERED IN THE CONDO FEES, and a TITLED, HEATED UNDERGROUND PARKING STALL (P2-476). The PET-FRIENDLY building allows one dog or cat (max 23 kg) with board approval. Enjoy resort-style amenities - A STATE-OF-THE-ART COMMERCIAL GYM, TWO GUEST SUITES for overnight visitors, TWO LOUNGE/RECREATION ROOMS, one with a full kitchen—available free of charge for private events. Unbeatable location! Within walking distance to - SOUTHCENTRE MALL & CALGARY FARMERS MARKET (15 minutes), CANYON MEADOWS C-TRAIN STATION,

AVENIDA PLACE SHOPPING CENTRE & FOOD HALL (just a block away). Plus, QUICK ACCESS TO ANDERSON ROAD AND DEERFOOT TRAIL makes commuting a breeze. Don't miss your chance to own this MOVE-IN-READY GEM in the highly sought-after community of LAKE BONAVISTA. Book your private showing today!