



**3607, 11811 Lake Fraser Drive SE  
Calgary, Alberta**

**MLS # A2279030**



**\$272,800**

<b>Division:</b>	Lake Bonavista		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	757 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Geothermal	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 732
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	M-H1 d247
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Open Floorplan		

**Inclusions:** N/A

Welcome to this well-appointed home offering comfort, functionality, and an inviting open-concept layout. A standout feature is this complex won the 2025 Condominium of the Year Award by CCI South Alberta, emphasizing incredible maintenance and quality throughout all aspects of the property! This home includes a titled parking stall, and a convenient storage locker located directly in front, providing excellent practicality for everyday living. Residents also enjoy access to desirable building amenities, including a fully equipped gym, 2 fantastic party rooms &mdash;ideal for entertaining or relaxing and two guest suites that you can rent out for guests. Step inside to discover a bright and spacious interior designed to maximize natural light and flow. The kitchen features stainless steel appliances, granite countertops, and a smart layout that opens seamlessly to the eating nook. The eating nook continues the open-concept design, flowing naturally into both the kitchen and living room. The living room is filled with natural light, with direct access to the south-facing back deck. This outdoor space is perfect for enjoying sunny afternoons, morning coffee, or evening BBQ&rsquo;s thanks to its desirable exposure and convenient gas line. The primary bedroom is both spacious and bright, offering a comfortable retreat at the end of the day. It features direct access to a 4-piece bathroom and a closet with excellent hanging space, combining convenience with thoughtful storage. Completing the home is in-suite laundry with additional storage, a secondary bedroom and air conditioning! With its open layout, quality finishes, and excellent amenities, this home offers a balanced blend of comfort, style, and functionality&mdash;ideal for modern living!