



**4604, 11811 Lake Fraser Drive SE
Calgary, Alberta**

MLS # A2288941



\$314,900

Division:	Lake Bonavista		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	880 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Geothermal	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 865
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	M-H1 d247
Foundation:	-	Utilities:	-
Features:	Granite Counters, Open Floorplan, Walk-In Closet(s)		

Inclusions: Mini Fridge, 2 Door FOBS, 1 Parkade FOB

Quiet fourth-floor courtyard unit with 9’ ceilings, central A/C, and a private balcony with natural gas BBQ overlooking landscaped green space, positioned away from traffic for added privacy. This 2 bedroom, 2 bath + den layout offers true work-from-home flexibility with a fully enclosed office space and a well-proportioned living and dining area. The kitchen features granite countertops, stainless steel appliances, and full-height cabinetry. Award-winning 2025 Condo of the Year building with a full fitness centre, social lounge, rentable guest suite, and ample visitor parking. Condo fees are comprehensive and include heat, electricity, air conditioning, water, and sewer through an energy-efficient geothermal system, providing predictable monthly costs and exceptional value. Pet friendly with board approval. Includes in-suite laundry, generous storage, and titled underground parking. Ideal for professionals, downsizers, or investors seeking low-maintenance living in a well-managed, amenity-rich building.