

5503, 11811 Lake Fraser Drive SE
Calgary, Alberta

MLS # A2309208



\$315,000

Division:	Lake Bonavista		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	897 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Geothermal	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 865
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	M-H1 d247
Foundation:	-	Utilities:	-
Features:	Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: See a list of included items if your buyer would like them to be left behind.

Welcome to this quiet 5th-floor courtyard-facing unit offering the perfect mix of comfort, functionality, and low-maintenance living. This well-designed 2 bedroom + den, 2 bathroom layout features 9' ceilings, central A/C, and a private balcony overlooking beautifully landscaped green space. The kitchen is finished with granite countertops and stainless steel appliances, while the open-concept living and dining area creates an ideal setup for both everyday living and entertaining. Enjoy the convenience of in-suite laundry, 1 titled underground parking stall, and a storage locker. Located in the award-winning 2025 Condo of the Year building, residents enjoy access to a huge fitness centre, social lounge, guest suite, visitor parking, and an energy-efficient geothermal system. Condo fees include heat, electricity, water, sewer, and air conditioning for exceptional value and predictable monthly costs. Pet friendly with board approval.