

6504, 11811 Lake Fraser Drive SE
Calgary, Alberta

MLS # A2323515



\$314,000

Division:	Lake Bonavista		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	871 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	-	Condo Fee:	\$ 865
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	M-H1 d247
Foundation:	-	Utilities:	-
Features:	French Door, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: Bunk beds and 3 kitchen stools

This beautifully maintained top-floor condo features 2 bedrooms, 2 full bathrooms, and a fully enclosed den, providing the perfect work-from-home space or flexible guest room. The bright and spacious layout is enhanced by 9-foot ceilings, central air conditioning, and large windows that fill the home with natural light. The well-appointed kitchen offers granite countertops, stainless steel appliances, full-height cabinetry, and ample workspace, flowing seamlessly into the open-concept living and dining area. The primary suite features a private ensuite with dual sinks, while the second bedroom is accented by elegant French doors. Step outside to your private east-facing balcony with a natural gas BBQ hookup, overlooking beautifully landscaped green space and positioned away from traffic for added privacy and tranquility. Additional features include rich dark hardwood-style flooring throughout the main living areas, offering warmth and a contemporary feel, in-suite laundry, generous storage cage, and titled underground parking. Residents enjoy access to outstanding building amenities, including a fully equipped fitness centre, owner's lounge, social/party room, rentable guest suite, ample visitor parking, beautifully maintained common areas, and the convenience of onsite management. Condo fees provide exceptional value and include heat, electricity, air conditioning, water, and sewer through the building's energy-efficient geothermal system, helping to keep monthly expenses predictable. The building is pet friendly, allowing one dog (maximum 26 kg) or one cat, subject to board approval. Perfect for professionals, downsizers, or investors seeking a low-maintenance lifestyle in a well-managed, amenity-rich community close to shopping, restaurants, transit, and all everyday conveniences.