

# \$444,500 - 5303, 11811 Lake Fraser Drive Se, Calgary

MLS® #A2212627

**\$444,500**

2 Bedroom, 2.00 Bathroom, 1,211 sqft  
Residential on 0.00 Acres

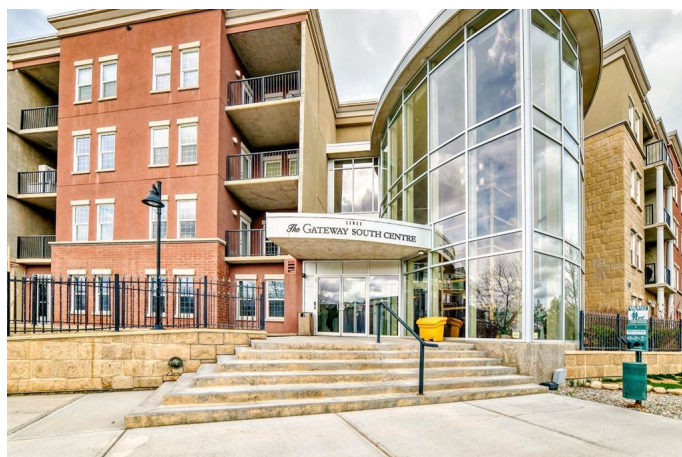
Lake Bonavista, Calgary, Alberta

Welcome to this beautiful 1,210 ft<sup>2</sup> condo featuring an great floor plan with loads of cabinets and countertops open to the dining room and living room. 2 spacious bedrooms, a versatile den, and a serene view of the landscaped courtyard. The open-concept layout is filled with natural light, perfect for both everyday living and entertaining. The 2nd bedroom offers a flexible space—ideal for a home office, guest room, or creative studio. A state-of-the-art commercial GYM, two affordable GUEST SUITES for overnight visitors, two large lounge/recreation rooms, one with a full kitchen—available free of charge for gatherings and private events. 2 TITLED PARKING spots. This condo is within walking distance to: SOUTH CENTRE MALL Canyon Meadows C-Train Station Avenida Place Shopping Centre & Food Hall. Anderson Road is right around the corner, providing quick access to Deerfoot Trail.

Built in 2007

## Essential Information

MLS® #	A2212627
Price	\$444,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,211



Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	5303, 11811 Lake Fraser Drive Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 7J1

### Amenities

Amenities	Elevator(s), Fitness Center, Guest Suite, Parking, Party Room, Playground, Secured Parking, Storage, Trash, Visitor Parking, Recreation Facilities
Parking Spaces	2
Parking	Additional Parking, Titled, Underground

### Interior

Interior Features	Elevator, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Built-In Electric Range, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Heat Pump
Cooling	Central Air
# of Stories	6
Basement	None

### Exterior

Exterior Features	Balcony, Courtyard, Playground, Storage
Roof	Tar/Gravel
Construction	Brick, Concrete, Stone, Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	April 17th, 2025
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Days on Market	3
Zoning	DC

**Listing Details**

Listing Office	Real Estate Professionals Inc.
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