

# \$279,972 - 4406, 11811 Lake Fraser Drive Se, Calgary

MLS® #A2205042

**\$279,972**

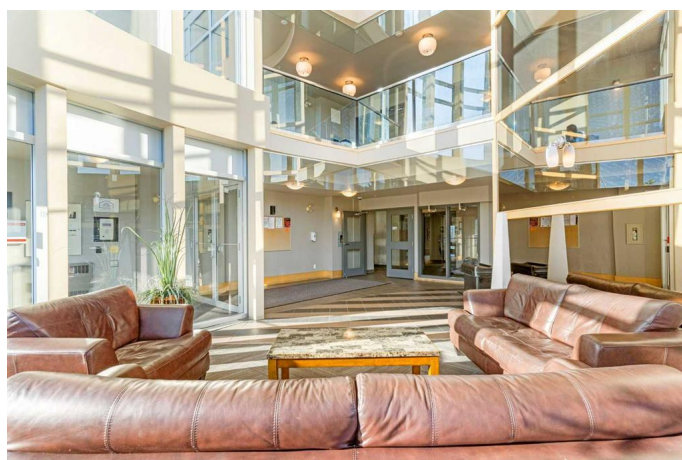
1 Bedroom, 1.00 Bathroom, 688 sqft

Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

4406, 11811 Lake Fraser Drive SE â€“  
Exceptional Fourth Floor, West Facing Views |  
Gateway Southcentre Is In The Coveted  
Community of Lake Bonavista | Open Concept  
Floor Plan | Kitchen Boasts Stylish Cabinets,  
Sleek, Black Appliances & Granite  
Countertops | Generous Sized Primary  
Bedroom With Walk-In Closet, Plus A Den or  
Office | Forget About A Gym Membership!  
Amazing Amenities Include A State of the Art  
Fitness Centre, A Dedicated Yoga Studio, Two  
Party Rooms For Entertaining, Ownerâ€™s  
Lounge With Kitchen, Interior Courtyard, Two  
Onsite Guest Suites & Several Guest Parking  
Stalls | Convenient Titled Underground-Heated  
Parking Stall With Storage Space| Building  
Features Unique Energy-Saving Geothermal  
Heat & Cooling System | Steps To  
Southcentre Mall, Avenida Market, Shopping,  
Dining & Entertainment | Located On The  
Corner Of Macleod Trail & Anderson Road  
With Quick Access To Major Roads | 15  
Minute Walk To Canyon Meadows LRT Station  
| Condo Fees \$646.58 Include ALL Utilities,  
Common Area Maintenance, Electricity, Heat,  
Water, Sewer, Insurance, Maintenance  
Grounds, Parking, Professional Management,  
& Reserve Fund Contributions | PETS Subject  
to Board Approval â€“ â€“Tweetyâ€™™ Bird(s)  
or â€“Sylvesterâ€™™ The Cat or Dog (Max 23  
kilograms) | No Age Restrictions | No Short  
Term Rentals.

Built in 2006



## Essential Information

MLS® #	A2205042
Price	\$279,972
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	688
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	4406, 11811 Lake Fraser Drive Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 7J1

## Amenities

Amenities	Clubhouse, Elevator(s), Fitness Center, Guest Suite, Parking, Party Room, Recreation Facilities, Recreation Room, Secured Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Parkade, Secured, Stall, Titled, Underground

## Interior

Interior Features	Breakfast Bar, Granite Counters, High Ceilings, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Natural Gas, Geothermal
Cooling	Central Air
# of Stories	6

## Exterior

Exterior Features	Balcony, Courtyard, Storage
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Roof	Membrane
Construction	Brick, Concrete, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 25th, 2025
Days on Market	29
Zoning	DC

### **Listing Details**

Listing Office	Real Broker
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