

# \$259,900 - 5509, 11811 Lake Fraser Drive Se, Calgary

MLS® #A2243250

## \$259,900

1 Bedroom, 1.00 Bathroom, 574 sqft  
Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

Are you a first time home owner buyer or looking to downsize without sacrificing quality?

This condo is for you. It is a solid investment in both lifestyle and construction. The building is built entirely with poured concrete walls, ceiling and floors for maximum privacy, durability and soundproofing. Condo fee includes heat, water, and ELECTRICITY. With the Geo-Exchange Heating + Cooling System and roof mounted solar panels supplies reliable efficiency year round. For your convenience: there is a fully equipped gym that offers top of the line equipment, social room, yoga studio, owner's lounges, guest suites and visitors parking. Located perfectly close to Canyon Meadows LRT, Avenida Shopping Center, Fish Creek Park and Southcenter Mall. Book your private showing today.

Built in 2007

### Essential Information

MLS® #	A2243250
Price	\$259,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	574
Acres	0.00
Year Built	2007



Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	5509, 11811 Lake Fraser Drive Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 7J4

### Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Parking
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	Elevator, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Geothermal
Cooling	None
# of Stories	6

### Exterior

Exterior Features	Balcony, Courtyard, Garden, Lighting
Construction	Concrete, Mixed, Wood Frame

### Additional Information

Date Listed	July 26th, 2025
Days on Market	2
Zoning	M-H1 d247

### Listing Details

Listing Office	Greater Calgary Real Estate
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