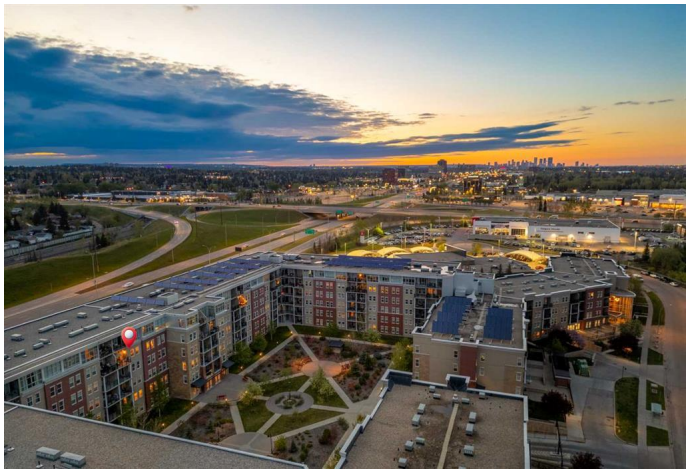
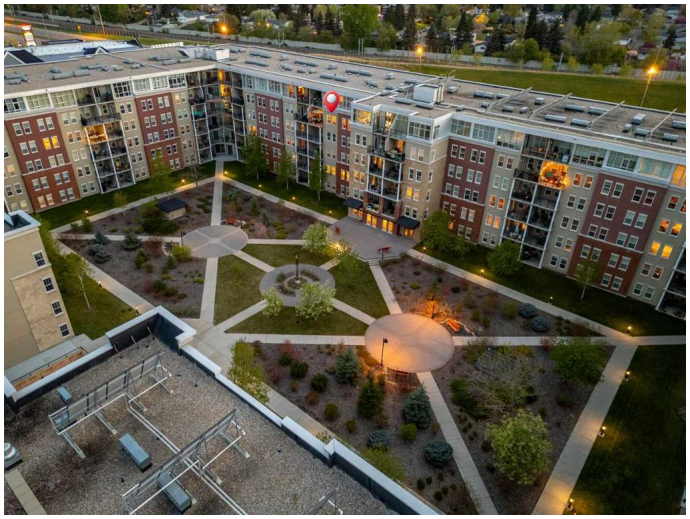
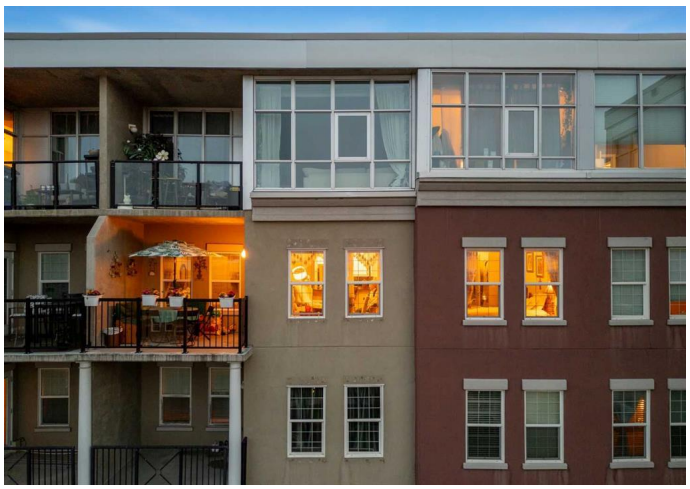
$362,000 - 5502, 11811 Lake Fraser Drive Se, Calgary

MLS® #A2221548

$362,000
2 Bedroom, 2.00 Bathroom, 886 sqft
Residential on 0.00 Acres







Lake Bonavista, Calgary, Alberta

Nestled in the heart of Lake Bonavista, this inspiring two-bedroom plus den is a residence you can only dream of! From the moment you walk in, you will love the high ceilings and plethora of natural light that glistens over the new floors. The kitchen is timeless in design with modern white cabinetry, granite countertops, subway tile backsplash and premium appliances. This culinary retreat hosts an extravagant island â€“ with sitting room for four! The kitchen transitions into your open-concept family room and dining, making entertaining effortless. The family room has access to your outdoor oasis that overlooks the landscaped courtyard, a gorgeous view, plus this unit is located on the quiet side of the building! This patio has a natural gas line and is covered so you can enjoy the outdoors rain or shine. Your primary bedroom is situated on one wing of the residence and is adorned with natural light and picturesque views. Rightsizing can be fun, as this bedroom has enough space for a king-sized bed and can accommodate a full bedroom suite (finally â€“ a condo with space)! The primary features a double-sided walk-through closet that leads into your private three-piece ensuite. The ensuite spa has a functional design with an extended vanity and a large walk-in shower. Tucked away near the primary bedroom is a cozy den, this versatile space features built in cabinetry and can be imagined as an in-home office, playroom, storage room, studio or sewing room. The split bedroom configuration

in this condo allows for privacy between roommates or guests, as the second bedroom is located on the opposite end of the residence! The second bedroom is generous in size, has a spacious closet and is conveniently located next to the shared four-piece bath! This unit is perfectly situated within the building as itâ€™s a short walk to the main elevator, mailroom, gym or lounge, and is close to your titled parking stall (#193) - making unloading groceries a breeze. This complex is the crown jewel in Lake Bonavista as it is a well-managed, concrete building and includes all utilities in the condo fees (heat, water and electricity). The complex is eco-friendly with a geothermal heating system (2025) and has central a/c too! The building offers a plethora of amenities such as a five-star gym, two guest suites and two resident lounges (one with a kitchen that is free for charge)! Located within walking distance to the LRT, Avenida Shopping Centre & Food Hall, Southcentre Mall and The Farmers Market. For those who drive, Anderson provides quick access to both Deerfoot and Stoney. Plus, the trails of Fish Creek Park are just minutes away so you can enjoy the perks of low maintenance living without compromising on an outdoor lifestyle! For those with furry friends, the complex is pet-friendly (one pet up to 23kg with board approval). This residence features new floors, in suite laundry with a new washer/dryer and a new fridge (2024). This condo leaves nothing to be desired!

Built in 2008

Essential Information

MLS® #	A2221548
Price	$362,000
Bedrooms	2

Bathrooms	2.00
Full Baths	2
Square Footage	886
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	5502, 11811 Lake Fraser Drive Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J7J4

Amenities

Amenities	Elevator(s), Fitness Center, Parking, Party Room, Recreation Room, Secured Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Stall, Titled, Underground

Interior

Interior Features	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Geothermal
Cooling	Central Air
# of Stories	6

Exterior

Exterior Features	Balcony
Construction	Brick, Concrete, Stucco

Additional Information

Date Listed	May 16th, 2025
Days on Market	31

Zoning	DC

Listing Details

Listing Office	Real Estate Professionals Inc.

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