

**5503, 11811 Lake Fraser Drive SE**  
**Calgary, Alberta**

**MLS # A2309208**



**\$315,000**

<b>Division:</b>	Lake Bonavista		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	897 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Geothermal	<b>Water:</b>	-
<b>Floors:</b>	Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 865
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	M-H1 d247
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

**Inclusions:** See a list of included items if your buyer would like them to be left behind.

Welcome to this quiet 5th-floor courtyard-facing unit offering the perfect mix of comfort, functionality, and low-maintenance living. This well-designed 2 bedroom + den, 2 bathroom layout features 9' ceilings, central A/C, and a private balcony overlooking beautifully landscaped green space. The kitchen is finished with granite countertops and stainless steel appliances, while the open-concept living and dining area creates an ideal setup for both everyday living and entertaining. Enjoy the convenience of in-suite laundry, 1 titled underground parking stall, and a storage locker. Located in the award-winning 2025 Condo of the Year building, residents enjoy access to a huge fitness centre, social lounge, guest suite, visitor parking, and an energy-efficient geothermal system. Condo fees include heat, electricity, water, sewer, and air conditioning for exceptional value and predictable monthly costs. Pet friendly with board approval.