

\$249,900 - 3007, 11811 Lake Fraser Drive Se, Calgary

MLS® #A2254087

\$249,900

1 Bedroom, 1.00 Bathroom, 581 sqft

Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

This spacious 1-bedroom, 1-bathroom apartment combines comfort, convenience, and a truly unbeatable location within the building. Perfectly situated just steps from the elevators, front entrance, and parking, this unit makes daily living effortless. All of the building's amenities are right around the corner, yet the home itself sits in one of the quietest areas of the building, offering both accessibility and peace. Inside, the open layout is bright and well designed, making excellent use of the generous square footage. Luxury vinyl plank flooring runs throughout the main living areas, paired with durable ceramic tile in the bathroom. Central air conditioning keeps the home comfortable year-round, and every space has been kept in exceptionally clean condition. A highlight of the unit is the large west-facing balcony – a private and peaceful place to enjoy the afternoon sun or unwind at the end of the day. The building itself offers outstanding amenities, including a fully equipped gym, a stylish party room, and comfortable guest suites for overnight visitors. Thanks to this unit's location, all of these features are just steps away, making it easy to stay active, host gatherings, or accommodate family and friends. Beyond the building, the surrounding area adds even more value. Grocery stores, shopping, restaurants, and transit are all within walking distance, creating unmatched everyday convenience. Whether you're running errands, meeting friends for dinner, or commuting, everything you need is



close at hand. With its quiet setting, excellent layout, and one of the most desirable locations in the entire building, this home is a standout choice for anyone seeking comfort and convenience in equal measure.

Built in 2006

Essential Information

MLS® #	A2254087
Price	\$249,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	581
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	3007, 11811 Lake Fraser Drive Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 7J1

Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Gazebo, Guest Suite, Parking, Party Room, Picnic Area, Recreation Facilities, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Enclosed, Heated Garage, Parkade, Titled, Underground

Interior

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home,
-------------------	--

	Track Lighting
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Geothermal
Cooling	Central Air
# of Stories	6

Exterior

Exterior Features	Balcony
Roof	Tar/Gravel
Construction	Brick, Concrete, Stone, Stucco, Wood Frame

Additional Information

Date Listed	September 30th, 2025
Days on Market	34
Zoning	M-H1 d247

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.