

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

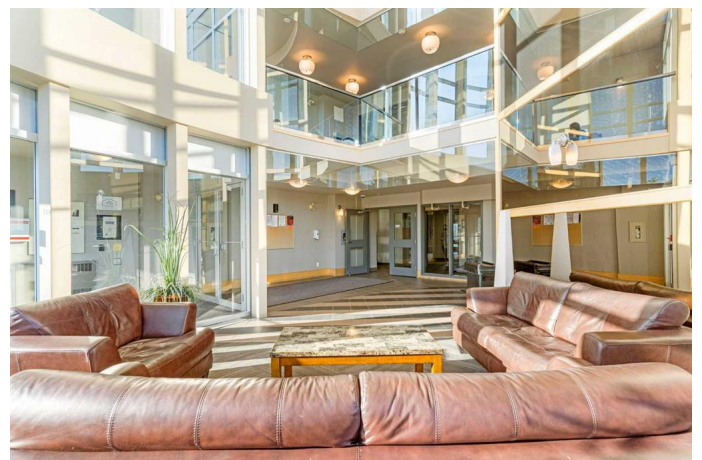
MLS® #A2205042

**\$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
-------------------	-----------------------------

Roof	Membrane
Construction	Brick, Concrete, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 25th, 2025
Days on Market	9
Zoning	DC

### **Listing Details**

Listing Office	Real Broker
----------------	-------------

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.