

# \$339,900 - 3404, 11811 Lake Fraser Drive Se, Calgary

MLS® #A2254410

**\$339,900**

2 Bedroom, 2.00 Bathroom, 878 sqft

Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

Situated in the well-established Gateway Southcentre, this two-bedroom, two-bathroom unit offers a balance of comfort, functionality, and access to amenities both within the building and the surrounding community. The unit is comprised of a primary bedroom that includes a 3-pc en-suite, and a large walk-in closet, a second bedroom and 4-pc bathroom, a large living room with access to the balcony, and a kitchen with granite counter tops and stainless steel appliances. Other highlights include an oversized parking stall next to the elevator, a storage locker, and the fact that the condo fees include all utilities (including electricity). This is one of the popular courtyard-facing units, and provides for lots of sun in the morning. The complex features concrete construction, geothermal heating and cooling, a full fitness facility, guest suites, party and social rooms, secured underground parking, and on-site management. Residents also benefit from eco-conscious touches like solar panels and an on-site recycling centre. Located steps from Avenida Food Hall and Southcentre Mall, with immediate access to transit, major roadways, grocery stores, restaurants, and healthcare services, this location supports both urban convenience, and suburban tranquility. With walking paths and green spaces nearby, plus quick access to Fish Creek Park and Canyon Meadows LRT, this residence offers a practical living option in one of southeast Calgary's most accessible districts. Call for a private viewing



today, and the opportunity to live in one of Calgary's most popular condo complexes.

Built in 2008

### Essential Information

MLS® #	A2254410
Price	\$339,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	878
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	3404, 11811 Lake Fraser Drive Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 7J1

### Amenities

Amenities	Elevator(s), Fitness Center, Guest Suite, Parking, Party Room, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Oversized, Parkade, Stall, Titled, Underground

### Interior

Interior Features	Breakfast Bar, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Geothermal, Heat Pump
Cooling	Central Air

# of Stories 6

## Exterior

Exterior Features Balcony, Courtyard

Construction Concrete

## Additional Information

Date Listed September 5th, 2025

Days on Market 13

Zoning M-H1 d247

## Listing Details

Listing Office RE/MAX First

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