

**3607, 11811 Lake Fraser Drive SE
Calgary, Alberta**

MLS # A2279030



\$269,900

Division:	Lake Bonavista		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	747 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Geothermal	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 732
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	M-H1 d247
Foundation:	-	Utilities:	-
Features:	Granite Counters, Open Floorplan		

Inclusions: N/A

- Concrete building construction for superior durability and soundproofing - 2025 CCI South Alberta Condominium of the Year Award winner - Titled parking stall - Storage locker directly in front of unit - Gym, two party rooms & two guest suites - Bright, open-concept layout - Kitchen with stainless steel appliances & granite countertops - Spacious eating nook - Sun-filled living room with south-facing exposure - South-facing balcony with gas line - Large primary bedroom with great natural light - Functional closet with ample storage - Secondary bedroom - In-suite laundry with storage - Air conditioning - Excellent blend of comfort, functionality & amenities