

**3008, 11811 Lake Fraser Drive SE
Calgary, Alberta**

MLS # A2301022



\$224,900

Division:	Lake Bonavista		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	595 sq.ft.	Age:	2006 (20 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Geothermal	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 599
Basement:	None	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	M-H1 d247
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Open Floorplan		

Inclusions: NA

Excellent investment opportunity in the heart of Lake Bonavista. This beautifully maintained 1-bedroom condo features granite countertops, maple cabinetry, stainless steel appliances, in-suite laundry, and a bright east-facing balcony. The well-managed building offers sought-after amenities including a fitness centre, guest suites, and titled underground parking. Located steps from Southcentre Mall, transit, and Fish Creek Park pathways.