

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

MLS # A2319869



\$250,000

| | | | |
|------------------|------------------------------------|---------------|-------------------|
| Division: | Lake Bonavista | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 751 sq.ft. | Age: | 2008 (18 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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

Inclusions: None

Welcome to Calgary's Condo of the Year 2025 and the most exceptionally priced two bed unit in the building. If you've been waiting for the right moment to get into the market, this is it. This bright, open concept, south facing suite delivers the space, style, and location first time buyers are looking for at a price that makes it real. Your private south facing balcony with gas line is ready for summer the moment you move in, and the unit comes with titled underground parking. The kitchen features granite countertops, stainless steel appliances, and a generous eating nook. Both bedrooms are well sized with great natural light, in suite laundry, air conditioning, and a storage locker directly in front of your parking unit. The concrete building delivers superior soundproofing. Geothermal heating and cooling, a fully equipped gym, two party rooms, two guest suites, and underground visitor parking. Walkable to Avenida, Southcentre Mall, transit, and some of the best restaurants in the south end. Award winning building. Exceptionally priced. Move-in ready.