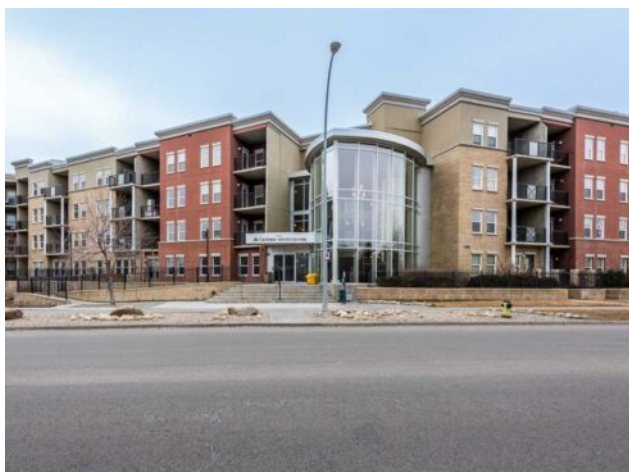


4612, 11811 Lake Fraser Drive SE
Calgary, Alberta

MLS # A2205798



\$294,900

| | | | |
|------------------|------------------------------------|---------------|-------------------|
| Division: | Lake Bonavista | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 745 sq.ft. | Age: | 2007 (18 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Heated Garage, Parkade | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | |
|--------------------|---------------------------------|
| Heating: | Geothermal |
| Floors: | Carpet, Linoleum |
| Roof: | - |
| Basement: | - |
| Exterior: | Brick, Concrete |
| Foundation: | - |
| Features: | No Animal Home, No Smoking Home |

| | |
|-------------------|--------|
| Water: | - |
| Sewer: | - |
| Condo Fee: | \$ 679 |
| LLD: | - |
| Zoning: | DC |
| Utilities: | - |

Inclusions: All furniture is negotiable

This stunning 2-bedroom, 1-bathroom condo offers a perfect blend of style, comfort, and convenience. Located in a quiet, well-built concrete building, this home features 9-foot ceilings and large south-facing windows, filling the space with natural light and offering beautiful views. The building itself is designed for both relaxation and an active lifestyle, featuring a beautifully landscaped courtyard, two owners' lounges, and a professional fitness gym. For added convenience, owners can also lease fully furnished suites for out-of-town guests at a low fee. Perfectly situated near public transit, including bus routes and the C-Train, as well as major roadways, commuting is effortless. Whether you're looking for a vibrant urban lifestyle or a peaceful retreat, this condo offers the best of both worlds. Don't miss out—schedule your showing with your favourite agent today!