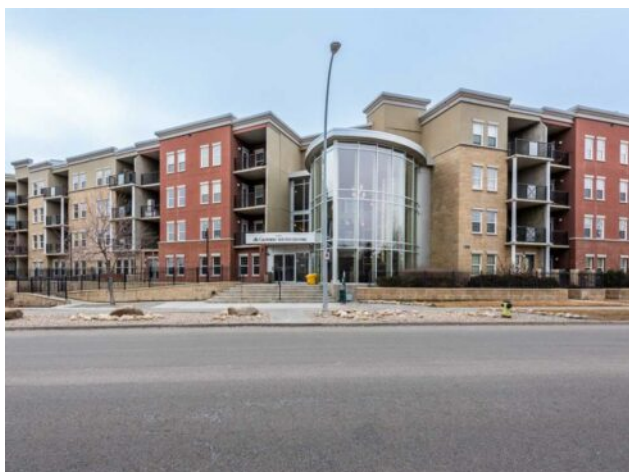


4612, 11811 Lake Fraser Drive SE
Calgary, Alberta

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!