

**5303, 11811 Lake Fraser Drive SE**  
**Calgary, Alberta**

**MLS # A2212627**



**\$444,500**

<b>Division:</b>	Lake Bonavista		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,211 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Heat Pump	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 1,196
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stone, Stucco	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Welcome to this beautiful 1,210 ft2 condo featuring an great floor plan&nbsp; with loads of cabinets and countertops open to the dining room and living room. 2 spacious bedrooms, a versatile den, and a serene view of the landscaped courtyard. The open-concept layout is filled with natural light, perfect for both everyday living and entertaining. The 2nd bedroom offers a flexible space&mdash;ideal for a home office, guest room, or creative studio. A state-of-the-art commercial GYM, two affordable GUEST SUITES for overnight visitors, two large lounge/recreation rooms, one with a full kitchen&mdash;available free of charge for gatherings and private events. 2 TITLED PARKING spots. This condo is within walking distance to: SOUTH CENTRE MALL Canyon Meadows C-Train Station Avenida Place Shopping Centre & Food Hall. Anderson Road is right around the corner, providing quick access to Deerfoot Trail.