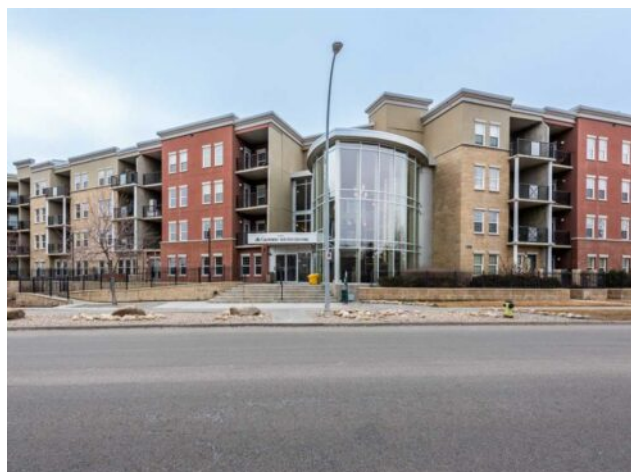


4612, 11811 Lake Fraser Drive SE  
Calgary, Alberta

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                      | Water:     | -      |
| Floors:     | Carpet, Linoleum                | Sewer:     | -      |
| Roof:       | -                               | Condo Fee: | \$ 679 |
| Basement:   | -                               | LLD:       | -      |
| Exterior:   | Brick, Concrete                 | Zoning:    | DC     |
| Foundation: | -                               | Utilities: | -      |
| Features:   | No Animal Home, No Smoking Home |            |        |

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!