

**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.