



THE
A-TEAM

**RE/MAX
FIRST**

11811 LAKE FRASER Drive #2309, Calgary T2J 7J1

MLS® #: **A2121593**

Area: **Lake Bonavista**

Listing Date: **04/09/24**

List Price: **\$289,000**

Status: **Pending**

County: **Calgary**

Change: **-\$5k, 01-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2007**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **588**
Low Sqft:
Ttl Sqft: **588**

DOM

37

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Garage Door Opener,Guest,Heated Garage,Owned,Parkade,Secured,Titled,Underground

Utilities and Features

Roof:
Heating: **Geothermal**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Courtyard**

Construction: **Concrete**
Flooring: **Carpet,Vinyl**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Elevator,Recessed Lighting**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	11`0" x 10`0"	3pc Bathroom	Main	8`6" x 4`0"

Legal/Tax/Financial

Condo Fee: **\$534**
Legal Desc: **0614475**
Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **M-H1 d247**

Remarks

Pub Rmks:

Welcome to luxury living at its finest in Lake Bonavista! This meticulously maintained 1 bedroom, 1 bathroom condo unit offers a modern aesthetic paired with unparalleled amenities. Unit is situated on the second floor. The concrete construction provides superior sound isolation for you to enjoy peace and privacy. Indulge in the building's upscale offerings, including a state-of-the-art fitness room and yoga studio, perfect for maintaining an active lifestyle. Entertain guests effortlessly with access to two enormous lounge rooms, ideal for hosting gatherings and celebrations. Best of all, it's free! For out-of-town visitors, take advantage of the building's two guest suites, available at a low nightly rate. Convenience is key with underground titled parking and ample visitor parking, ensuring hassle-free accommodations for you and your guests. Plus, relish in the lush greenery of the expansive common courtyard, offering a serene escape from the hustle and bustle of city life. Easy access to McLeod Trail and Anderson Trail, allowing for seamless commutes and exploration of the surrounding areas. Enjoy the vibrant shopping district of Shawnessy just moments away, offering an array of shops, dining options, and entertainment venues to indulge in at your leisure. Book your viewing today!

Inclusions:

N/A

Property Listed By:

MaxWell Capital Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





