



THE
A-TEAM

**RE/MAX
FIRST**

11811 LAKE FRASER Drive #6305, Calgary T2J 7J1

MLS®#: **A2157684**

Area: **Lake Bonavista**

Listing Date: **08/15/24**

List Price: **\$329,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 07-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2008**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **858**
Low Sqft:
Ttl Sqft: **858**

DOM

34
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

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

Access:

Lot Feat:

Park Feat:

Garage Door Opener,Heated Garage,Parkade,Stall,Titled

Utilities and Features

Roof: **Flat**

Heating: **Geothermal**

Sewer:

Ext Feat: **Balcony,Barbecue,BBQ gas line,Dog Run,Uncovered Courtyard**

Construction:

Concrete,Stucco,Wood Frame

Flooring:

Carpet,Linoleum

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer

Int Feat:

High Ceilings,No Animal Home,No Smoking Home,Recreation Facilities

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	12`5" x 11`11"
Living Room	Main	14`5" x 11`6"
Bedroom	Main	11`0" x 10`11"
4pc Bathroom	Main	8`6" x 4`11"
Laundry	Main	3`1" x 3`1"

Room	Level	Dimensions
Den	Main	10`4" x 6`10"
Bedroom - Primary	Main	11`1" x 10`3"
3pc Ensuite bath	Main	6`11" x 5`11"
Balcony	Main	10`3" x 8`7"

Legal/Tax/Financial

Condo Fee:
\$848

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-H1 d247

Legal Desc: **0614475**

Remarks

Pub Rmks: **2 BEDROOM, 2 BATHROOMS + DEN. ALL UTILITIES INCLUDED!! Experience the best of urban living in the highly sought-after Lake Bonavista community. This top-floor condo boasts an impressive array of features, starting with its high ceilings and expansive windows that flood the space with natural light. The south-facing exposure provides a sun-drenched view of the central park area, creating a serene backdrop for your daily life. Step inside to discover an open-concept layout enhanced by geothermal heating and central air conditioning, ensuring comfort year-round. The unit offers two spacious bedrooms and two full bathrooms, along with a versatile den that can serve as a home office or additional guest space. Parking is right by the elevator and easy access. Residents of this meticulously maintained complex enjoy an array of amenities, including a state-of-the-art commercial gym, guest suites for visitors, and a community room complete with a full kitchen—perfect for social gatherings or private events. Convenience is key with Calgary transit and South Centre Mall just a short walk away, providing easy access to shopping, dining, and entertainment. Additionally, Stoney Trail is within easy reach, offering a gateway to the breathtaking Rocky Mountains. This condo is ideally positioned to offer both comfort and accessibility, making it a standout choice.**

Inclusions: **N/A**
Property Listed By: **Real Broker**

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