



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**11811 LAKE FRASER Drive #2609, Calgary T2J 7J4**

MLS®#: **A2172171**      Area: **Lake Bonavista**      Listing Date: **10/10/24**      List Price: **\$299,800**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

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

Finished Floor Area  
 Abv Sqft: **750**  
 Low Sqft:  
 Ttl Sqft: **750**

DOM

**104**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Parking

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

Access:

Lot Feat:  
 Park Feat: **Titled, Underground**

Utilities and Features

Roof: **Concrete**  
 Heating: **In Floor, Geothermal, Natural Gas, Solar**  
 Sewer:  
 Ext Feat: **Balcony, Courtyard, Storage**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer**  
 Int Feat: **Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Storage, Vaulted Ceiling(s), Vinyl Windows**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>10`0" x 8`6"</b>	<b>Living Room</b>	<b>Main</b>	<b>17`0" x 9`6"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`4" x 10`6"</b>	<b>Bedroom</b>	<b>Main</b>	<b>12`0" x 8`6"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`0" x 5`0"</b>			

Legal/Tax/Financial

Condo Fee: **\$691**      Title: **Fee Simple**      Zoning: **DC**  
 Fee Freq:

Monthly

Legal Desc: 0614475

Remarks

Pub Rmks: **Contemporary TWO Bedroom condo in Calgary's coveted Lake Bonavista neighborhood. This stunning SOUTH-FACING gem features 9-foot ceilings and an expansive open floor plan highlighted by floor to ceiling windows that flood the space with natural light. The sleek kitchen boasts maple cabinets, stainless steel appliances, a stylish tile backsplash, and granite countertops. The inviting peninsula seamlessly connects the kitchen to the dining area and living room which leads to the covered balcony with gas hookup and picturesque south-facing views - perfect for entertaining! The spacious primary bedroom is a true retreat complete with a sitting area decorated with floor to ceiling window, ample room for a queen-sized bed, and his and hers walkthrough closets leading to the cheater 4pc ensuite. A second large bedroom and in-suite laundry/storage room complete this 750 Square Foot suite. Outside your unit, relish the convenience of TITLED UNDERGROUND HEATED PARKING and additional storage locker. Stay cool in the summer with full air-conditioning plus the condo fees include ALL UTILITIES (electricity, heat, water, gas) simplifying your bills. Concrete building construction ensures peace and privacy, with amenities including a state-of-the-art gym, fitness room, lounge/party rooms, two guest suites, and ample visitor parking. Steps away, Avenida Place Shopping Centre offers a variety of shops, services, and dining options including Tim Horton's, Avenida Food Hall & Fresh Market, pharmacy, nail spa, and more! Enjoy easy access to Macleod Trail and Anderson Road, with Southcentre Mall and Anderson C-Train Station less than 5 minutes away. Don't miss this Lake Bonavista treasure - a perfect blend of luxury, convenience, and modern living.**

Inclusions: **N/A**  
Property Listed By: **RE/MAX Real Estate (Central)**

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







