



THE
A-TEAM

**RE/MAX
FIRST**

11811 LAKE FRASER Drive #6310, Calgary T2J 7J1

MLS® #: **A2175449** Area: **Lake Bonavista** Listing Date: **10/25/24** List Price: **\$299,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2006**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **572**
 Low Sqft:
 Ttl Sqft: **572**

DOM

27
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Heated Garage,Parkade,Underground**

Utilities and Features

Roof: **Tar/Gravel**
 Heating: **Geothermal**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line,Courtyard,Garden,Uncovered Courtyard**
 Construction: **Brick,Concrete,Stone**
 Flooring: **Carpet,Vinyl Plank**
 Water Source:
 Fnd/Bsmnt:
 Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Electric Oven,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
 Int Feat: **Granite Counters,Kitchen Island,Pantry**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	11`5" x 14`2"	Kitchen	Main	14`1" x 15`7"
Bedroom - Primary	Main	11`0" x 11`7"	4pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee: **\$628** Title: **Fee Simple** Zoning: **DC**

Fee Freq:
Monthly

Legal Desc: **0614475**

Remarks

Pub Rmks: **Experience elevated living in this luxurious TOP-FLOOR 1-bedroom condo, featuring striking 9-foot FLOOR-TO-CEILING WINDOWS in both the living room and bedroom, perfectly framing the captivating DOWNTOWN CITY skyline. This energy-smart building offers GEOTHERMAL HEATING AND COOLING, plus solar power, ensuring comfort and efficiency year-round. Constructed with solid CONCRETE, the building is designed for superb soundproofing, offering you a private and tranquil retreat. Inside, a stylish kitchen awaits, complete with granite countertops, an extended island with additional seating, stainless steel appliances, and a sleek full-height pantry with frosted glass detail. The thoughtful design includes a built-in bar with a beverage cooler, modern faucet, upgraded lighting, and under-cabinet lighting for added sophistication. New LVT flooring throughout and plush premium carpet in the bedroom provide warmth and elegance, while the spacious 4-piece bathroom and main hall closets maximize storage options. Step out onto the covered balcony with rich wood decking and a BBQ gas hook-up, perfect for relaxing or entertaining guests. The building's amenities are truly exceptional, offering a state-of-the-art gym, a dedicated yoga room, and two versatile party rooms. For overnight visitors, two guest suites are available, along with secure underground visitor parking. This prime location is just steps from the C-Train, South Centre Mall, and Avenida Market, with convenient access to a vibrant mix of shopping, dining, and entertainment along Macleod Trail. Sought after in Lake Bonavista, this residence combines a premium location with unrivalled amenities—schedule your viewing today and see it for yourself!**

Inclusions: **Wall Pantry**
Property Listed By: **RE/MAX First**

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









