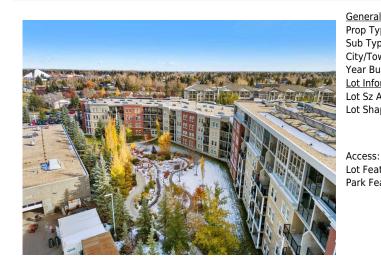


11811 LAKE FRASER Drive #6310, Calgary T2J 7J1

MLS®#: **A2175449** Area: **Lake Bonavista** Listing **10/25/24** List Price: **\$299,900**

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:



Utilities:

General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary

 Year Built:
 2006
 Abv Sqft:

 Lot Information
 Low Sqft:

Lot Sz Ar: Ttl Sqft: **572**

Finished Floor Area

572

DOM

<u>Layout</u>

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

1(1)

2

1.0 (1 0)

High-Rise (5+)

27

Lot Shape:

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

Utilities and Features

Roof: Tar/Gravel Construction:

Heating: Geothermal Brick, Concrete, Stone

Sewer: Flooring:

Ext Feat: Balcony,BBQ gas Carpet,Vinyl Plank line,Courtyard,Garden,Uncovered Courtyard Water Source:

Courtyard, Garden, Uncovered Courtyard Water Sou Fnd/Bsmt:

Kitchen Appl: Bar Fridge, Central Air Conditioner, Dishwasher, Electric Oven, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked

Int Feat: Granite Counters, Kitchen Island, Pantry

Room Information

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

Legal/Tax/Financial

Condo Fee: Title: Zoning: \$628 Fee Simple 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 undercabinet 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







