



THE
A-TEAM

**RE/MAX
FIRST**

11811 LAKE FRASER Drive #2204, Calgary T2J7J1

MLS® #: **A2183024** Area: **Lake Bonavista** Listing Date: **12/12/24** List Price: **\$354,900**
 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:

Access:

Lot Feat:

Park Feat: **Heated Garage, Parkade, Titled**

Finished Floor Area

Abv Sqft: **892**

Low Sqft:

Ttl Sqft: **892**

DOM

9

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Low-Rise(1-4)**

Parking

Ttl Park: **2**

Garage Sz:

Utilities and Features

Roof: **Tar/Gravel**
 Heating: **Geothermal**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Brick, Concrete**
 Flooring: **Carpet, Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer**
 Int Feat: **French Door, High Ceilings, Storage, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	10`7" x 16`1"
Bedroom	Main	11`1" x 10`7"
3pc Ensuite bath	Main	
Kitchen	Main	16`1" x 9`3"

Room	Level	Dimensions
Living Room	Main	11`2" x 13`8"
Dining Room	Main	14`1" x 6`1"
Office	Main	10`5" x 14`10"
4pc Bathroom	Main	

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$816

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc: **0614475**

Remarks

Pub Rmks: **Enjoy the perfect blend of comfort, convenience, and style in this updated unit in a meticulously maintained complex. This spacious unit has 2 BEDROOMS, 2 BATHROOMS + DEN + 2 TITLED UNDERGROUND HEATED PARKING STALLS. With almost 900 sq. ft. of living space, this unit is in immediate move-in condition with brand-new carpet and a fresh coat of paint. Highlights also include in-suite laundry and a west-facing deck overlooking the tranquil, beautifully landscaped courtyard. The primary bedroom includes a walk-through double closet and spacious 3-piece ensuite bathroom. The FULL CONCRETE condo complex offers state-of-the-art GEO-THERMAL heating and AIR CONDITIONING plus exceptional amenities including a huge commercial GYM, Guest Suites for visitors, community rooms suitable for social gatherings or private events. Ideally located just a short walk from Southcentre Mall, Canyon Meadows LRT Station, Avenida Place Shopping Centre and Mercantile Fresh Food Market for unmatched convenience.**

Inclusions: **NA**
Property Listed By: **Bode**

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











