



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**11811 LAKE FRASER Drive #6310, Calgary T2J 7J1**

MLS®#: **A2186871**

Area: **Lake Bonavista**

Listing Date: **01/13/25**

List Price: **\$289,900**

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

**9**

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

Room  
**Living Room**  
**Bedroom - Primary**

Level  
**Main**  
**Main**

Dimensions  
**11`5" x 14`2"**  
**11`0" x 11`7"**

Room  
**Kitchen**  
**4pc Bathroom**

Level  
**Main**  
**Main**

Dimensions  
**14`1" x 15`7"**  
**0`0" x 0`0"**

Condo Fee:  
**\$628**

Title:  
**Fee Simple**  
 Fee Freq:  
**Monthly**

Zoning:  
**DC**

Legal Desc: **0614475**

Remarks

Pub Rmks: **Discover modern living in this TOP-FLOOR, 1-bedroom condo, ideal for couples or discerning investors. With TWO TITLED HEATED UNDERGROUND PARKING STALLS, this property offers unparalleled convenience and value—a rare find that sets it apart from the rest. The moment you step inside, you'll be captivated by the 9-FOOT FLOOR-TO-CEILING windows in the living room and bedroom, perfectly framing the views of the downtown city skyline. Energy-efficient and built to last, this condo is part of an eco-conscious building equipped with GEOTHERMAL HEATING AND COOLING and solar power, ensuring year-round comfort and lower utility costs. Electricity is included in the condo fee, which is a nice bonus versus many other buildings where you would pay it on top of your condo fee. This building is solid CONCRETE construction which provides superior soundproofing creating a peaceful haven in the heart of the city. The modern, chef-inspired kitchen is a standout feature, boasting: Granite countertops, an extended island with seating, stainless steel appliances, a full-height pantry with frosted glass accents, a built-in bar with a beverage cooler, upgraded lighting, a stylish faucet, and under-cabinet lighting for a polished, contemporary look. The condo's interior is equally impressive, with luxury vinyl tile flooring throughout, plush premium carpeting in the bedroom, and a spacious 4-piece bathroom. Thoughtful storage solutions ensure every inch of this space is functional and stylish. Step out onto the private covered balcony, complete with rich wood decking and a BBQ gas hookup, perfect for enjoying your morning coffee or hosting an intimate gathering. This building takes amenities to the next level, offering: A state-of-the-art fitness centre, a dedicated yoga room, two party rooms for entertaining, two guest suites for hosting visitors & ample underground visitor parking. Located in the highly desirable community of Lake Bonavista, this property puts you steps away from the C-Train, Southcentre Mall, Avenida Market, and a variety of shopping, dining, and entertainment options along Macleod Trail. Whether you're seeking the perfect home for two or a lucrative investment opportunity, this condo delivers on all fronts. With its premium features, unmatched amenities, and two titled parking stalls, this is a property you can't afford to miss. Schedule your private viewing today and make it yours. Quick possession available.**

Inclusions:  
 Property Listed By: **Parkade opener  
 RE/MAX First**

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









