



THE
A-TEAM

**RE/MAX
FIRST**

11811 LAKE FRASER Drive #4413, Calgary T2J 7J1

MLS® #: **A2189153**

Area: **Lake Bonavista**

Listing Date: **01/21/25**

List Price: **\$269,900**

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:

Underground

Finished Floor Area

Abv Sqft: **574**
Low Sqft:
Ttl Sqft: **574**

DOM

11
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony, BBQ gas line**

Construction: **Stone, Stucco**
Flooring: **Carpet, Linoleum**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
Int Feat: **Granite Counters, Kitchen Island**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen With Eating Area	Main	15`6" x 13`11"	Living/Dining Room Combination	Main	17`10" x 10`10"
Bedroom	Main	11`3" x 11`1"	3pc Bathroom	Main	9`0" x 4`10"

Legal/Tax/Financial

Condo Fee:
\$517

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

Zoning: **DC**

Legal Desc: 0614475

Remarks

Pub Rmks: **Great value in this 4th floor, west facing 1 bedroom + flex space in the Gateway Southcentre. A very well designed, open concept floor plan that has been meticulously cared for. Stylish kitchen showcasing granite countertops, stainless steel appliances, double sink + subway tile backsplash. Enjoy the flex space just inside the door as a home office, bar table or pantry storage. The blended living + dining areas are ideal for entertaining friends and family. Topping off the perks of the unit are: large bedroom, west facing balcony with gas BBQ connection, in-suite laundry + underground titled parking stall with storage. Don't forget about the great building amenities: full gym + yoga studio, owner's lounge with kitchen, interior courtyard, onsite guest suites + several designated guest parking stalls. Condo fees include ALL of your main utilities! A prime location in Calgary's south sector with close proximity to Southcentre mall, easy access to MacLeod Trail, Anderson, transit, Fish Creek Park and all sort of pubs, restaurants + grocery options.**

Inclusions: n/a
Property Listed By: CIR Realty

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







