

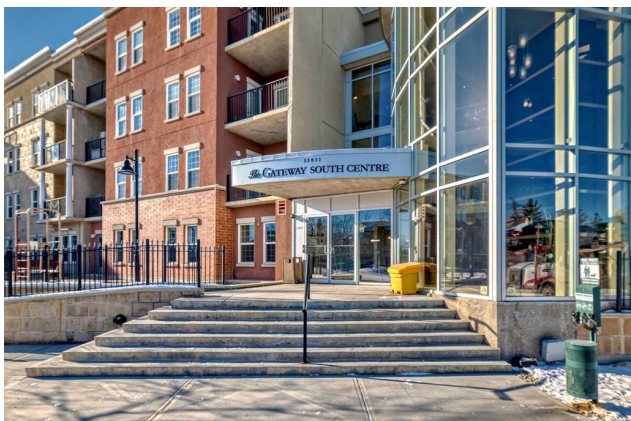


THE
A-TEAM

**RE/MAX
FIRST**

11811 LAKE FRASER Drive #5311, Calgary T2J 7J1

MLS®#: **A2194066** Area: **Lake Bonavista** Listing Date: **02/20/25** List Price: **\$279,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2007**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Finished Floor Area
 Abv Sqft: **573**
 Low Sqft:
 Ttl Sqft: **573**

Underground

DOM

44
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Geothermal,Heat Pump**
 Sewer:
 Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **High Ceilings**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	7`6" x 5`2"	Laundry	Main	3`6" x 3`1"
4pc Bathroom	Main	8`8" x 4`11"	Dining Room	Main	8`7" x 5`1"
Kitchen With Eating Area	Main	11`10" x 7`10"	Bedroom - Primary	Main	14`1" x 11`2"
Living Room	Main	16`10" x 11`0"	Balcony	Main	9`10" x 6`6"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$550

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc: 0614475

Remarks

Pub Rmks: **Welcome to this exceptional apartment in the heart of Lake Bonavista! This stunning open-concept unit features soaring 9-foot ceilings and a spacious living room, enhanced by large windows that flood the space with natural light. The modern kitchen is well-appointed with stainless steel appliances, sleek cabinetry, a convenient breakfast counter, and a brand-new dishwasher (2024). The generous master bedroom offers captivating views of the downtown skyline, while a stylish 4-piece bath and a dedicated laundry room add to the unit's functionality. The owner has also upgraded the unit with a new washer and dryer (2023) for added convenience. For your convenience, this apartment includes a titled, secure underground parking space and access to top-tier amenities, such as a fully equipped fitness center, social rooms, guest suites, common bike storage, and ample visitor parking. Ideally located just steps from the LRT station and minutes from Fish Creek Park. Book your private showing today!**

Inclusions: None
Property Listed By: Grand Realty

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





