



GRASSROOTS
REALTY GROUP

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5608, 11811 Lake Fraser Drive SE
Calgary, Alberta

MLS # A2239765



\$299,800

Division:	Lake Bonavista		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	745 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Geothermal, Heat Pump	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 744
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	M-1D247
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, Vinyl Windows, Walk-In Closet(s)		

Inclusions: none

For more information, please click Brochure button. Located on the 5th floor of a well-managed and exceptionally clean building, this freshly renovated 2-bedroom, 1-bathroom condo offers modern living in a prime location. Ideal for first-time buyers, downsizers, or investors. Key Features: Two bright and spacious bedrooms; One full bathroom; Fully equipped kitchen; Private balcony with open views; In-suite washer and dryer; Access to a newly upgraded gym; Condo fees include all utilities. Enjoy the convenience of being just minutes from schools, a shopping mall, supermarket, and a scenic lake. This move-in ready unit combines style, comfort, and unbeatable value. Don't miss this opportunity!