



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**5509, 11811 Lake Fraser Drive SE  
Calgary, Alberta**

**MLS # A2243250**



**\$259,900**

<b>Division:</b>	Lake Bonavista		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	574 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Geothermal	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 582
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed, Wood Frame	<b>Zoning:</b>	M-H1 d247
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows		

**Inclusions:** N/A

Are you a first time home owner buyer or looking to downsize without sacrificing quality? This condo is for you. It is a solid investment in both lifestyle and construction. The building is built entirely with poured concrete walls, ceiling and floors for maximum privacy, durability and soundproofing. Condo fee includes heat, water, and ELECTRICITY. With the Geo-Exchange Heating + Cooling System and roof mounted solar panels supplies reliable efficiency year round. For your convenience: there is a fully equipped gym that offers top of the line equipment, social room, yoga studio, owner's lounges, guest suites and visitors parking. Located perfectly close to Canyon Meadows LRT, Avenida Shopping Center, Fish Creek Park and Southcenter Mall. Book your private showing today.