



GRASSROOTS
REALTY GROUP

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

5509, 11811 Lake Fraser Drive SE
Calgary, Alberta

MLS # A2269319



\$234,900

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

Heating:	Geothermal	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 582
Basement:	-	LLD:	-
Exterior:	Concrete, Mixed, Wood Frame	Zoning:	M-H1 d247
Foundation:	-	Utilities:	-
Features:	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.