



**6409, 11811 Lake Fraser Drive SE
Calgary, Alberta**

MLS # A2292962



\$235,000

Division:	Lake Bonavista		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	576 sq.ft.	Age:	2007 (19 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 599
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	M-H1 d247
Foundation:	-	Utilities:	-
Features:	High Ceilings		

Inclusions: NA

****OPEN HOUSE**** Sunday March 22nd 12:00-2:00PM-Experience the perfect blend of comfort and convenience in this bright and airy 1-bedroom, 1-bathroom top-floor sanctuary. Located in the highly sought-after community of Lake Bonavista, this unit offers a quiet, elevated living experience with no neighbour's above you. The open-concept layout is designed for modern living, featuring convenient in-suite laundry and a spacious feel. Forget scraping ice off your windshield; this home includes one titled underground parking stall with a dedicated storage locker located directly in front for maximum convenience. Stay active year-round with the in-building gym, or head outside to explore the natural beauty of nearby Fish Creek Park. You're just minutes away from premier shopping at Southcentre Mall and the Avenida Food Hall, plus top-tier schools and transit. Whether you're a professional on the go or looking to simplify, this top-floor gem is the ultimate home base.