



**6309, 11811 Lake Fraser Drive SE  
Calgary, Alberta**

**MLS # A2294009**



**\$245,000**

<b>Division:</b>	Lake Bonavista		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	572 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Geothermal, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 566
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	M-H1 d247
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Positioned on the top floor in one of the most desirable spots in the complex, this is the kind of condo that elevates everyday living—quiet, private, and framed by sweeping views of Calgary’s downtown skyline. This penthouse-level unit stands out immediately with its larger windows, allowing natural light to pour into both the living room and bedroom while showcasing those incredible city views. Designed with a modern, low-maintenance lifestyle in mind, it’s an ideal fit for a single professional or couple looking for comfort, style, and convenience in one refined package. The kitchen is both functional and polished, featuring granite countertops, stainless steel appliances, a built-in microwave, and rich espresso cabinetry complemented by a sleek black backsplash. The central island offers a great space for casual dining, morning coffee, or entertaining friends before a night out. The open-concept living area flows seamlessly to your private balcony—complete with a gas line for BBQing—where you can unwind at the end of the day with skyline views as your backdrop. Central air conditioning ensures year-round comfort, while the concrete construction provides excellent sound insulation and a sense of quiet that’s hard to find in apartment living. You’ll also appreciate the titled, secure underground parking stall, along with access to an impressive list of building amenities including guest suites for visiting friends or family, a fully equipped fitness centre, and a stylish party room for hosting gatherings. Location here is truly unbeatable. You’re just steps from Southcentre Mall, the CTrain LRT, and the ever-popular Avenida Food Hall & Fresh Market, along with everyday conveniences like cafes, boutique shops, and a wide range of dining options. Whether you’re starting your day with a

quick commute or ending it with a view, this top-floor unit offers a seamless blend of lock-and-leave convenience, elevated design, and one of the best vantage points in the building.