



**3008, 11811 Lake Fraser Drive SE  
Calgary, Alberta**

**MLS # A2301022**



**\$239,900**

<b>Division:</b>	Lake Bonavista		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	595 sq.ft.	<b>Age:</b>	2006 (20 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>	\$ 599
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	M-H1 d247
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, High Ceilings, Open Floorplan		

**Inclusions:** NA

Excellent investment opportunity in the heart of Lake Bonavista. This beautifully maintained 1-bedroom condo features granite countertops, maple cabinetry, stainless steel appliances, in-suite laundry, and a bright east-facing balcony. The well-managed building offers sought-after amenities including a fitness centre, guest suites, and titled underground parking. Located steps from Southcentre Mall, transit, and Fish Creek Park pathways.