



**3207, 11811 Lake Fraser Drive SE
Calgary, Alberta**

MLS # A2137599



\$289,500

Division:	Lake Bonavista		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	584 sq.ft.	Age:	2007 (17 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Geothermal, Heat Pump	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 534
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	M-H1 d247
Foundation:	-	Utilities:	-
Features:	Elevator, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recreation Facilities, See Remarks, Storage		

Inclusions: NA

Welcome to this large fully air conditioned 1-bedroom condo with private balcony and heated underground parking. It is ideally situated on a quiet street and offers the perfect blend of comfort, convenience, and privacy in the heart of Lake Bonavista. The condo's prime location provides easy access to a variety of amenities. South Centre Mall and the Farmer's Market are within a 15-minute walk. Additionally, the Canyon Meadows C-Train stations is easily accessible on foot. Avenida Place Shopping Centre is only a block away, offering a variety of restaurants and services and for those who drive, Anderson Rd is just around the corner, providing quick access to Deerfoot Tr. Visitor convenience is a key feature of this property. The condo is next door to a Holiday Inn, perfect for hosting larger family visits. There is also free underground and outdoor guest parking, allowing your guests to park comfortably and visit you without hassle. The building also features two affordable guest rooms that can be booked for overnight stays, and two large rec rooms available free of charge for parties and gatherings. A beautiful lobby and private gym are also available. Inside, the condo boasts a spacious open concept layout, and is significantly larger than the average 1-bedroom unit within the building. Its positioned away from the noise of Macleod Trail ensuring a quiet and private living space. This home shows pride of ownership throughout, having been very well-maintained and showcases beautiful cabinetry, granite countertops and in-suite laundry. For added convenience, water, heat and electricity are included in the condo fees! Enjoy the combination of tranquility, prime location, and visitor-friendly amenities in this well-maintained home. Don't miss the opportunity to make this exceptional property your new home!