



**GRASSROOTS**  
REALTY GROUP

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

**5311, 11811 Lake Fraser Drive SE**  
**Calgary, Alberta**

**MLS # A2194066**



**\$274,900**

<b>Division:</b>	Lake Bonavista		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	573 sq.ft.	<b>Age:</b>	2007 (18 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, Heat Pump	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 550
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Metal Siding , Stucco	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings		
<b>Inclusions:</b>	None		

Welcome to this exceptional apartment in the heart of Lake Bonavista! This stunning open-concept unit features soaring 9-foot ceilings and a spacious living room, enhanced by large windows that flood the space with natural light. The modern kitchen is well-appointed with stainless steel appliances, sleek cabinetry, a convenient breakfast counter, and a brand-new dishwasher (2024). The generous master bedroom offers captivating views of the downtown skyline, while a stylish 4-piece bath and a dedicated laundry room add to the unit's functionality. The owner has also upgraded the unit with a new washer and dryer (2023) for added convenience. For your convenience, this apartment includes a titled, secure underground parking space and access to top-tier amenities, such as a fully equipped fitness center, social rooms, guest suites, common bike storage, and ample visitor parking. Ideally located just steps from the LRT station and minutes from Fish Creek Park. Book your private showing today!