



**GRASSROOTS**  
REALTY GROUP

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**4406, 11811 Lake Fraser Drive SE**  
**Calgary, Alberta**

**MLS # A2205042**



**\$279,972**

<b>Division:</b>	Lake Bonavista		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	688 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Secured, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Geothermal, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 647
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, High Ceilings, Open Floorplan, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

4406, 11811 Lake Fraser Drive SE &ndash; Exceptional Fourth Floor, West Facing Views | Gateway Southcentre Is In The Coveted Community of Lake Bonavista | Open Concept Floor Plan | Kitchen Boasts Stylish Cabinets, Sleek, Black Appliances & Granite Countertops | Generous Sized Primary Bedroom With Walk-In Closet, Plus A Den or Office | Forget About A Gym Membership! Amazing Amenities Include A State of the Art Fitness Centre, A Dedicated Yoga Studio, Two Party Rooms For Entertaining, Owner&rsquo;s Lounge With Kitchen, Interior Courtyard, Two Onsite Guest Suites & Several Guest Parking Stalls | Convenient Titled Underground-Heated Parking Stall With Storage Space| Building Features Unique Energy-Saving Geothermal Heat & Cooling System | Steps To Southcentre Mall, Avenida Market, Shopping, Dining & Entertainment | Located On The Corner Of Macleod Trail & Anderson Road With Quick Access To Major Roads | 15 Minute Walk To Canyon Meadows LRT Station | Condo Fees \$646.58 Include ALL Utilities, Common Area Maintenance, Electricity, Heat, Water, Sewer, Insurance, Maintenance Grounds, Parking, Professional Management, & Reserve Fund Contributions | PETS Subject to Board Approval &ndash; &lsquo;Tweety&rsquo; Bird(s) or &lsquo;Sylvester&rsquo; The Cat or Dog (Max 23 kilograms) | No Age Restrictions | No Short Term Rentals.