



GRASSROOTS
REALTY GROUP

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

**5303, 11811 Lake Fraser Drive SE
Calgary, Alberta**

MLS # A2212627



\$444,500

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Lake Bonavista | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 1,211 sq.ft. | Age: | 2007 (18 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Additional Parking, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|----------|
| Heating: | Heat Pump | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Tar/Gravel | Condo Fee: | \$ 1,196 |
| Basement: | None | LLD: | - |
| Exterior: | Brick, Concrete, Stone, Stucco | Zoning: | DC |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Elevator, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan | | |
| Inclusions: | N/A | | |

Welcome to this beautiful 1,210 ft2 condo featuring an great floor plan with loads of cabinets and countertops open to the dining room and living room. 2 spacious bedrooms, a versatile den, and a serene view of the landscaped courtyard. The open-concept layout is filled with natural light, perfect for both everyday living and entertaining. The 2nd bedroom offers a flexible space—ideal for a home office, guest room, or creative studio. A state-of-the-art commercial GYM, two affordable GUEST SUITES for overnight visitors, two large lounge/recreation rooms, one with a full kitchen—available free of charge for gatherings and private events. 2 TITLED PARKING spots. This condo is within walking distance to: SOUTH CENTRE MALL Canyon Meadows C-Train Station Avenida Place Shopping Centre & Food Hall. Anderson Road is right around the corner, providing quick access to Deerfoot Trail.