

780-380-6207
meghan@meghanrobinson.net

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.