

6310, 11811 Lake Fraser Drive SE
Calgary, Alberta

MLS # A2175449



\$299,900

Division:	Lake Bonavista		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	572 sq.ft.	Age:	2006 (18 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Geothermal	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 628
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stone	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island, Pantry		

Inclusions: Wall Pantry

Experience elevated living in this luxurious TOP-FLOOR 1-bedroom condo, featuring striking 9-foot FLOOR-TO-CEILING WINDOWS in both the living room and bedroom, perfectly framing the captivating DOWNTOWN CITY skyline. This energy-smart building offers GEOTHERMAL HEATING AND COOLING, plus solar power, ensuring comfort and efficiency year-round. Constructed with solid CONCRETE, the building is designed for superb soundproofing, offering you a private and tranquil retreat. Inside, a stylish kitchen awaits, complete with granite countertops, an extended island with additional seating, stainless steel appliances, and a sleek full-height pantry with frosted glass detail. The thoughtful design includes a built-in bar with a beverage cooler, modern faucet, upgraded lighting, and under-cabinet lighting for added sophistication. New LVT flooring throughout and plush premium carpet in the bedroom provide warmth and elegance, while the spacious 4-piece bathroom and main hall closets maximize storage options. Step out onto the covered balcony with rich wood decking and a BBQ gas hook-up, perfect for relaxing or entertaining guests. The building's amenities are truly exceptional, offering a state-of-the-art gym, a dedicated yoga room, and two versatile party rooms. For overnight visitors, two guest suites are available, along with secure underground visitor parking. This prime location is just steps from the C-Train, South Centre Mall, and Avenida Market, with convenient access to a vibrant mix of shopping, dining, and entertainment along Macleod Trail. Sought after in Lake Bonavista, this residence combines a premium location with unrivalled amenities—schedule your viewing today and see it for yourself!