

**2204, 11811 Lake Fraser Drive SE
Calgary, Alberta**

MLS # A2183024



\$354,900

Division:	Lake Bonavista		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	892 sq.ft.	Age:	2006 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Geothermal	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 816
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, High Ceilings, Storage, Walk-In Closet(s)		

Inclusions: NA

Enjoy the perfect blend of comfort, convenience, and style in this updated unit in a meticulously maintained complex. This spacious unit has 2 BEDROOMS, 2 BATHROOMS + DEN + 2 TITLED UNDERGROUND HEATED PARKING STALLS. With almost 900 sq. ft. of living space, this unit is in immediate move-in condition with brand-new carpet and a fresh coat of paint. Highlights also include in-suite laundry and a west-facing deck overlooking the tranquil, beautifully landscaped courtyard. The primary bedroom includes a walk-through double closet and spacious 3-piece ensuite bathroom. The FULL CONCRETE condo complex offers state-of-the-art GEO-THERMAL heating and AIR CONDITIONING plus exceptional amenities including a huge commercial GYM, Guest Suites for visitors, community rooms suitable for social gatherings or private events. Ideally located just a short walk from Southcentre Mall, Canyon Meadows LRT Station, Avenida Place Shopping Centre and Mercantile Fresh Food Market for unmatched convenience.