



# 11811 Lake Fraser Drive Calgary Alberta

\$339,000

This fifth floor unit is very quiet and faces into the large interior court yard of the complex. There are many windows that light up the interior of the apartment and there's also a large balcony that faces east for morning sunrises and has a gas line for a barbecue. Condo fees include all utilities and use of two party room areas, meeting spaces and access to the AMAZING gym that has lots of weight & cardio equipment & room for yoga, etc! The interior of condo is highlighted by two bedrooms plus a den, two full bathrooms with granite counters (double sinks in the en suite) a large living room, plus a gorgeous kitchen with dining space, breakfast bar, plenty of cabinets & counters (more granite) as well as stainless steel appliances! You'll also enjoy CENTRAL AIR CONDITIONING, easy to maintain laminate and ceramic tile flooring, subway tile, in suite laundry, close to 9 foot ceilings and fresh paint throughout most of the apartment! This condo is ready to move in right away as it is vacant! (id:6769)

Kitchen 9.00 Ft x 8.25 Ft  
Dining room 12.50 Ft x 6.00 Ft  
Living room 14.00 Ft x 11.00 Ft  
Primary Bedroom 12.00 Ft x 10.33 Ft  
4pc Bathroom 6.83 Ft x 5.92 Ft

Bedroom 10.58 Ft x 10.25 Ft  
4pc Bathroom 8.17 Ft x 5.00 Ft  
Laundry room 3.08 Ft x 2.92 Ft  
Den 10.25 Ft x 6.83 Ft  
Other 9.67 Ft x 9.00 Ft

Listing Presented By:



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See

**Mirror**

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