



# 11811 Lake Fraser Drive Calgary Alberta

\$249,500

Vacant for --- IMMEDIATE POSSESSION--- First time offered for sale by original owner that purchased brand new for their cherished daughter which was her very first home away from home ! Notice the upgrades \*\*\* granite - built in nook cabinet - plus side wall storage/pantry unit in den/computer desk area - pictures show with furniture but open and ready to view with your own furniture plans and and layout as you may imagine ! Many fond memories with lots of great karma for the new buyer and their future or tremendous rental investment being so close to shopping, dining out plus especially so to LRT and public transit. Titled parking stall that was paid extra for the wide spacing and convenient location next to elevator and on first level parking. Just think of winter coming and appreciate the luxury of \*\*\* U/G heated parking \*\*\* Vacant -- available for viewing when ever you choose. Condo fee includes all utilities which is an added BONUS ! (id:6769)

Living room 11.58 Ft x 11.17 Ft

Kitchen 14.00 Ft x 13.08 Ft

Dining room 12.00 Ft x 8.58 Ft

Bedroom 11.33 Ft x 11.08 Ft

4pc Bathroom 4.92 Ft x 8.50 Ft

Laundry room 3.17 Ft x 3.00 Ft

Listing Presented By:



Originally Listed by:

ROYAL LEPAGE SOLUTIONS

<http://www.calgarytownandcountry.com/>



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca