



11811 LAKE FRASER Drive 6613 Calgary AB

\$234,900

GREAT PRICE!!! SOUGHT AFTER TOP FLOOR 2 BEDROOM CONDO w/752 sq ft of DEVELOPED LIVING SPACE + SUCH AN AMAZING LOCATION! SO CLOSE to the C-TRAIN (Canyon Meadows Station), AVENIDA SHOPPING CENTER, SOUTHCENTRE MALL + MAJOR ROADS w/GREAT FEATURES including FITNESS FACILITY In Complex, 2 HEATED UNDERGROUND TITLED Parking Stalls (1 w/STORAGE LOCKER), CONCRETE CONSTRUCTION (SO Quiet), 9' CEILINGS, GRANITE Counter Tops + IN-SUITE LAUNDRY + GREAT UPDATES like NEW FLOORS, LIGHTING FIXTURES, PAINT + PROFESSIONALLY PAINTED CABINETRY! BRIGHT Entrance w/WALK-IN Closet including IN-SUITE Laundry, Kitchen w/PLENTY of CABINETRY (NEWLY PAINTED), GRANITE counter tops, MATCHING Stainless Steel appliances + MODERN Tile back-splash, Dining area w/GREAT NEW Lighting Fixture, Living area w/DECK ACCESS, 4 piece Bath + 2 LARGE Bedrooms including Master w/WALK-THRU closet + CHEATER DOOR to bath! 2 BEDROOM CONDOS at THIS PRICE in THIS GREAT OF A LOCATION DON'T COME AROUND OFTEN! DON'T PASS UP THIS OPPORTUNITY, BOOK A SHOWING TODAY!

Master Bedroom 11'2" x 10'5"

Bedroom 14'4" x 8'8"

Living Room 15'7" x 10'6"

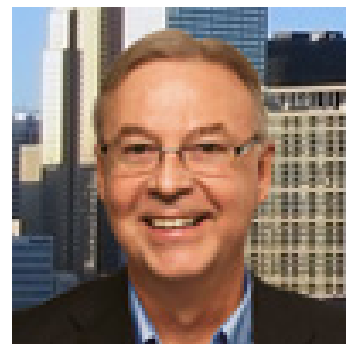
Kitchen 10'3" x 8'5"

Dining Room 7'6" x 5'

Other 4'8" x 4'1"

Atrium 4'1" x 4'

Laundry Room 7'3" x 4'8"



Simon D Hunt

RE/MAX HOUSE OF REAL ESTATE

Phone: (403) 293-0363

simon@simondhunt.com

RE/MAX
Realty Professionals

RE/MAX Realty Professionals

10 6020 1a street s.w. , Calgary,
AB,

Phone: 403-605-6440

bradwillson@remax.net