



## 11811 Lake Fraser Drive Calgary Alberta

\$299,900

AIR CONDITIONED TOP FLOOR PENTHOUSE UNIT OVERLOOKING THE AMAZING COURTYARD WITH UNOBSTRUCTED VIEWS OF DOWNTOWN!!! THIS IS A CONCRETE BUILDING. Updated one bedroom unit with den that has floor to ceiling windows in the bedroom. Covered balcony with a gas line for your BBQ. The top floor units also have the higher ceilings. New carpet in the bedroom and living room and new paint throughout....SHOWS AMAZING.... The kitchen offers granite counter tops and Stainless Steel Appliances with a built-in microwave. In-suite laundry which includes the front load washer and dryer. This complex features a large fitness centre with a studio for yoga and aerobics, Two owner lounges with kitchens, meeting rooms and guest suites for visitors. There is one titled under ground parking stall which will be very nice with winter coming. The condo fee's include all of the utilities. Directly out of the main entrance, you are in walking distance to the Anderson LRT, Avenida shopping complex, South Centre Mall and public transportation. Amazing complex and this unit shows like new! (id:6769)

Living room 9.50 Ft x 11.17 Ft

Dining room 8.58 Ft x 10.25 Ft

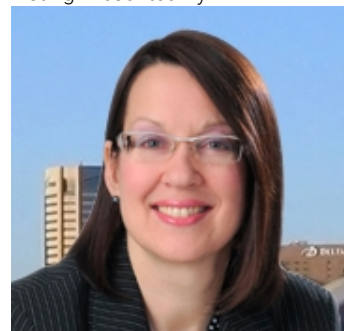
Primary Bedroom 8.50 Ft x 12.08 Ft

Kitchen 8.25 Ft x 10.42 Ft

Laundry room 3.33 Ft x 3.08 Ft

4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Realty Professionals

<http://www.bradcurrie.ca/>

**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net