



# 11811 Lake Fraser Drive Calgary Alberta

\$354,900

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. (id:6769)

Primary Bedroom 10.58 Ft x 16.08 Ft

Living room 11.17 Ft x 13.67 Ft

Bedroom 11.08 Ft x 10.58 Ft

Dining room 14.08 Ft x 6.08 Ft

3pc Bathroom Measurements not available

Office 10.42 Ft x 14.83 Ft

Kitchen 16.08 Ft x 9.25 Ft

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
Bode

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

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

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