



## 11811 Lake Fraser Drive Calgary Alberta

\$250,000

A well-kept 1 bed, 1 bath condo in a great neighbourhood! A concrete building with quiet neighbours, this space is perfect for relaxing! New carpet and paint as of last week! Ready to move in!!! Insuite laundry, large open setting, large balcony for hosting! The building has great amenities including a large well equipped fitness facility, large party room/lounge for rental, courtyard, and guest suites for rental! Condo provides a great amount of visitor parking and one titled underground, secured and heated parking stall. This parking space includes and extra storage right in front of the stall. Reasonable condo fees include all utilities!!! Pets allowed with board approval! Condo is close to shopping and groceries, as well as transit making this the perfect place to settle. One meticulous owner since construction! Priced to sell! (id:6769)

4pc Bathroom 8.67 Ft x 4.92 Ft

Kitchen 9.00 Ft x 8.00 Ft

Pantry 1.50 Ft x 1.50 Ft

Living room 16.33 Ft x 11.17 Ft

Dining room 5.00 Ft x 5.00 Ft

Foyer 4.00 Ft x 4.00 Ft

Other 5.00 Ft x 4.00 Ft

Primary Bedroom 11.58 Ft x 11.00 Ft

Laundry room 3.00 Ft x 3.00 Ft

Listing Presented By:



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

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