



## 11811 Lake Fraser Drive Calgary Alberta

\$259,900

Are you a first time home owner buyer or looking to downsize without sacrificing quality? This condo is for you. It is a solid investment in both lifestyle and construction. The building is built entirely with poured concrete walls, ceiling and floors for maximum privacy, durability and soundproofing. Condo fee includes heat, water, and ELECTRICITY. With the Geo-Exchange Heating + Cooling System and roof mounted solar panels supplies reliable efficiency year round. For your convenience: there is a fully equipped gym that offers top of the line equipment, social room, yoga studio, owner's lounges, guest suites and visitors parking. Located perfectly close to Canyon Meadows LRT, Avenida Shopping Center, Fish Creek Park and Southcenter Mall. Book your private showing today. (id:6769)

Primary Bedroom 11.08 Ft x 11.50 Ft

Kitchen 8.67 Ft x 12.83 Ft

4pc Bathroom 4.92 Ft x 8.58 Ft

Living room 11.00 Ft x 14.50 Ft

Laundry room 2.92 Ft x 3.00 Ft

Listing Presented By:



Originally Listed by:  
Greater Calgary Real Estate



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca