


# 11811 Lake Fraser Drive Calgary Alberta

$249,900

TOP FLOOR 1 BEDROOM with LARGE DEN and WEST facing SUNSET views in a CONCRETE BUILDING. Enter into a generously sized den with vinyl plank flooring leading you into the open concept kitchen, dining and living room. The HIGH CEILINGS throughout and large west facing living room windows allows for an abundance of sunlight to grace the unit. The kitchen featuring a new hood fan microwave, newer fridge and stove offers GRANITE counter tops, stainless steel appliances and eating bar. The dining area fits a good-sized table, and the spacious living room leads to your west facing covered private balcony with a gas line for your BBQ and perfect for soaking in the summer sun. Located off the living room, the large primary bedroom has NEW CARPET with floor to ceiling west facing windows plus walk in closet space. FRESH PAINT throughout the home. Completing the suite is a 4 piece bathroom and INSUITE LAUNDRY. Not only is this a fantastic top floor condo steps from the elevator, but it also comes with a titled underground parking stall very close to the elevator with a caged locker at the end. Condo fees include HEAT, ELECTRICITY, AND WATER. This concrete building incorporates SOLAR and GEOTHERMAL energy technology. Its innovative system provides warmth during the winter months and keeps the building cool in the summer. The complex hosts a state-of-the-art, COMMERICAL GRADE FITNESS FACILITY with a studio for yoga and aerobics, UNDERGROUND and outdoor guest parking, 2 affordable guest rooms that can be booked for overnight stays, and 2 large rec rooms available free of charge for parties and gatherings, bike storage and beautiful lobby. Peaceful closed in courtyards and pathways that are perfect for going for a morning walk or to sit and enjoy some relaxation. This property epitomizes modern urban living at its best. . Situated in a prime location - LRT stations, South Centre M...

Living room/Dining room 19.50 Ft x 11.33 Ft

Other 11.75 Ft x 8.33 Ft

Den 9.33 Ft x 7.25 Ft

Primary Bedroom 11.17 Ft x 9.75 Ft

Other 5.67 Ft x 4.92 Ft

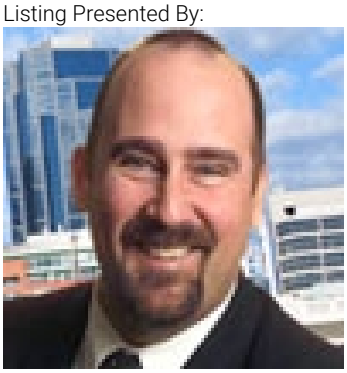
4pc Bathroom 8.50 Ft x 5.08 Ft

Other 9.33 Ft x 5.33 Ft

Laundry room 3.17 Ft x 3.08 Ft

Other 9.50 Ft x 6.25 Ft

Listing Presented By:



Originally Listed by:
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