



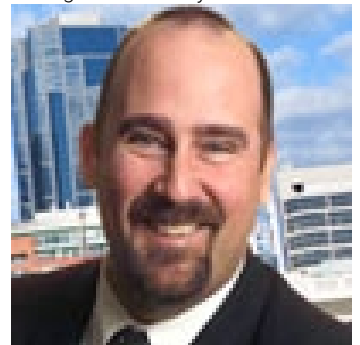
11811 Lake Fraser Drive Calgary Alberta

\$349,000

Welcome to this spacious and charming TWO-Bedroom, TWO-Bathroom plus Den condo nestled in the highly sought-after community of Lake Bonavista. This delightful Unit features an OPEN CONCEPT floor plan with high ceilings and abundant large windows, bathing the interior in natural light. The Kitchen is equipped with stainless steel appliances, including a BRAND NEW Microwave with a hood fan, luxurious marble countertops, and a stylish tile backsplash. Adjacent to the Kitchen, a well-proportioned Dining area awaits, ideal for hosting guests. Relax in the comfortable Living Room, which opens onto a balcony overlooking a SERENE and LANDSCAPED Courtyard - an ideal spot for morning coffee or evening relaxation. Over \$20,000 in upgrades include a CUSTOM-BUILT DISPLAY CABINET in the Living Room, elegant GRANITE countertops, backsplashes, vanities, along with EXTENDED CABINETS providing EXTRA STORAGE in the Ensuite Bathroom, and newer Washer/Dryer units, complemented by all CUSTOM-BUILT HUNTER DOUGLAS WINDOW BLINDS. This Condo boasts CENTRAL AIR CONDITIONING, a TITLED HEATED underground Parking stall with an UPGRADED STORAGE CAGE (P1-209), and Condo fees covering ALL utilities (electricity, heat, and water). Residents have access to a FULLY EQUIPPED gym, fitness room, party rooms, guest suites, and ample visitor parking. Located just a short 2-block walk to Avenida Shopping Centre and Avenida Food Hall, enjoy easy access to Southcentre Mall, Canyon Meadows, or Anderson LRT Station. Schedule a viewing today and seize the opportunity to make this exception property yours! (id:6769)

Kitchen 8.33 Ft x 7.92 Ft	4pc Bathroom 8.50 Ft x 4.92 Ft
Dining room 7.08 Ft x 14.08 Ft	Den 6.92 Ft x 10.33 Ft
Living room 13.75 Ft x 11.33 Ft	Laundry room 3.42 Ft x 3.00 Ft
Primary Bedroom 14.92 Ft x 10.33 Ft	Other 3.92 Ft x 6.75 Ft
3pc Bathroom 5.92 Ft x 6.75 Ft	Foyer 8.33 Ft x 3.92 Ft
Bedroom 10.67 Ft x 11.08 Ft	Other 9.00 Ft x 9.58 Ft

Listing Presented By:



Originally Listed by:
Unison Realty Group Ltd.

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca