

6310, 11811 Lake Fraser Drive SE  
Calgary, Alberta

MLS # A2175449



## \$299,900

<b>Division:</b>	Lake Bonavista		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	572 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Geothermal	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 628
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stone	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Pantry		

**Inclusions:** Wall Pantry

Experience elevated living in this luxurious TOP-FLOOR 1-bedroom condo, featuring striking 9-foot FLOOR-TO-CEILING WINDOWS in both the living room and bedroom, perfectly framing the captivating DOWNTOWN CITY skyline. This energy-smart building offers GEOTHERMAL HEATING AND COOLING, plus solar power, ensuring comfort and efficiency year-round. Constructed with solid CONCRETE, the building is designed for superb soundproofing, offering you a private and tranquil retreat. Inside, a stylish kitchen awaits, complete with granite countertops, an extended island with additional seating, stainless steel appliances, and a sleek full-height pantry with frosted glass detail. The thoughtful design includes a built-in bar with a beverage cooler, modern faucet, upgraded lighting, and under-cabinet lighting for added sophistication. New LVT flooring throughout and plush premium carpet in the bedroom provide warmth and elegance, while the spacious 4-piece bathroom and main hall closets maximize storage options. Step out onto the covered balcony with rich wood decking and a BBQ gas hook-up, perfect for relaxing or entertaining guests. The building's amenities are truly exceptional, offering a state-of-the-art gym, a dedicated yoga room, and two versatile party rooms. For overnight visitors, two guest suites are available, along with secure underground visitor parking. This prime location is just steps from the C-Train, South Centre Mall, and Avenida Market, with convenient access to a vibrant mix of shopping, dining, and entertainment along Macleod Trail. Sought after in Lake Bonavista, this residence combines a premium location with unrivalled amenities—schedule your viewing today and see it for yourself!