

4406, 11811 Lake Fraser Drive SE  
Calgary, Alberta

MLS # A2205042

\$279,972

Division:	Lake Bonavista		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	688 sq.ft.	Age:	2006 (19 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Geothermal, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 647
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: N/A

4406, 11811 Lake Fraser Drive SE – Exceptional Fourth Floor, West Facing Views | Gateway Southcentre Is In The Coveted Community of Lake Bonavista | Open Concept Floor Plan | Kitchen Boasts Stylish Cabinets, Sleek, Black Appliances & Granite Countertops | Generous Sized Primary Bedroom With Walk-In Closet, Plus A Den or Office | Forget About A Gym Membership! Amazing Amenities Include A State of the Art Fitness Centre, A Dedicated Yoga Studio, Two Party Rooms For Entertaining, Owner's Lounge With Kitchen, Interior Courtyard, Two Onsite Guest Suites & Several Guest Parking Stalls | Convenient Titled Underground-Heated Parking Stall With Storage Space| Building Features Unique Energy-Saving Geothermal Heat & Cooling System | Steps To Southcentre Mall, Avenida Market, Shopping, Dining & Entertainment | Located On The Corner Of Macleod Trail & Anderson Road With Quick Access To Major Roads | 15 Minute Walk To Canyon Meadows LRT Station | Condo Fees \$646.58 Include ALL Utilities, Common Area Maintenance, Electricity, Heat, Water, Sewer, Insurance, Maintenance Grounds, Parking, Professional Management, & Reserve Fund Contributions | PETS Subject to Board Approval – 'Tweety' Bird(s) or 'Sylvester' The Cat or Dog (Max 23 kilograms) | No Age Restrictions | No Short Term Rentals.