

**4406, 11811 Lake Fraser Drive SE**  
**Calgary, Alberta**
**MLS # A2205042**

**\$279,972**

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

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Geothermal, Natural Gas  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Hardwood, Tile   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Membrane   | <b>Condo Fee:</b> | \$ 647 |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Concrete, Stucco  | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | 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.