



\$ 174,900.00

## 1406 11811 LAKE FRASER DRIVE SE CALGARY

<https://paulbrinton.com>

Welcome to the largest one bedroom unit in this reputable state of the art apartment building. At almost 700 sq ft you'll have plenty of living space which includes; a den (perfect for dining room or office), spacious living room, open concept kitchen, good sized bedroom , walk in closet,...

- 1 bed
- 1 bath
- Apartment
- Residential
- Active

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## BASIC FACTS

**Style:** Apartment, Low-Rise(1-4)

**MLS ® #:** A1156668

**Type:** Apartment

**Bedrooms:** 1

**Status:** Active

**Year built:** 2008

**Parking:** Parkade, Stall, Underground

**Post Updated:** 2021-10-24 13:54:19

**Bathrooms:** 1

**Bedrooms Above Grade:** 1

**Date added:** 10/24/21

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Conventional

## PROPERTY FEATURES

**Total Parking:** 1

**Association Amenities:** Fitness Center,Parking,Party Room,Picnic Area,Secured Parking,Snow Removal,Storage,Visitor Parking

**Exterior Features:** Lighting,Storage

**District:** CAL Zone S

**Inclusions:** NONE

**Roof Type:** Tar/Gravel

**Flooring:** Carpet,Ceramic Tile

**Community Features:** Golf,Park,Schools Nearby,Playground,Sidewalks,Street Lights,Shopping Nearby

**Fencing:** None

**Cooling:** Central Air

**Interior Features:** Closet Organizers,No Animal Home,No Smoking Home

**Heating Type:** Geothermal,Heat Pump

## PROPERTY INFORMATION

**Levels:** Single Level Unit

**Zoning:** M-H1 d247

**List Price Square Foot:** \$ 256.48

**Laundry features:** In Unit

**Transaction Type:** For Sale

**Title Land:** Fee Simple



**Photo Count:** 20

**Rooms Above Grade:** 4

**Unit Exposure:** W

**Unit Number:** 1406

**Construction Materials:**

Brick,Concrete,Stucco

**Suite:** No

**Appliances:** Dishwasher,Dryer,Electric  
Cooktop,Garage Control(s),Microwave Hood  
Fan,Refrigerator,Washer,Window Coverings

**Living Area SF:** 681.93

**Subdivision Name:** Lake Bonavista

**Structure Type:** Low Rise (2-4 stories)

**Restrictions:** Pet Restrictions or Board  
approval Required

