



\$ 269,000.00

## 4501 11811 LAKE FRASER DRIVE SE CALGARY

<https://paulbrinton.com>

WELCOME TO THE MATURE COMMUNITY OF LAKE BONA VISTA! This EAST facing condo, 4th floor unit is one of the LARGEST units in the complex with OVER 1000sqft of LIVING SPACE and comes with 2 UNDERGROUND HEATED PARKING STALLS! With views of the sunny courtyard, this 2 BED, 2 BATH PLUS...

- 2 beds
- 2 baths
- Apartment
- Residential
- Active

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## BASIC FACTS

**Style:** Apartment, High-Rise (5+)

**MLS ® #:** A1157841

**Type:** Apartment

**Bedrooms:** 2

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Conventional

**Post Updated:** 2021-11-11 17:59:15

**Bathrooms:** 2

**Bedrooms Above Grade:** 2

**Date added:** 11/01/21

**Lot size:** 1 sq ft

**Year built:** 2008

**Parking:** Double Garage Attached, Parkade, Stall, Titled, Underground

## PROPERTY FEATURES

**Garage YN:** Yes

**Flooring:** Carpet, Ceramic Tile

**Community Features:** Golf, Playground, Pool

**District:** CAL Zone S

**Inclusions:** none

**Lot Features:** Cul-De-Sac, Low Maintenance

Landscape, Landscaped, Level

**Heating Type:** Baseboard, Geothermal

**Total Parking:** 2

**Association Amenities:** Storage

**Exterior Features:**  
Courtyard, Garden, Lighting

**Cooling:** Central Air

**Interior Features:** Elevator, Kitchen Island, No Animal Home

**Roof Type:** Tar/Gravel

## PROPERTY INFORMATION

**Levels:** Single Level Unit

**Laundry features:** In Unit

**Zoning:** DC (pre 1P2007)

**Transaction Type:** For Sale



**List Price Square Foot:** \$ 268.73

**Title Land:** Fee Simple

**Photo Count:** 31

**Rooms Above Grade:** 6

**Unit Exposure:** E

**Unit Number:** 4501

**Construction Materials:** Brick,Stucco,Wood **Suite:** No  
Frame

**Foundation:** Poured Concrete

**Appliances:** Dryer,Electric Stove,ENERGY  
STAR Qualified Dishwasher,Range  
Hood,Refrigerator,Washer

**Living Area SF:** 1001.00

**Subdivision Name:** Lake Bonavista

**Structure Type:** High Rise (5+ stories)

**Lot Size Acres:** 0.00

**Restrictions:** None Known

