

\$249,900 - 4708, 11811 Lake Fraser Drive Se, Calgary

MLS® #A2086304

\$249,900

1 Bedroom, 1.00 Bathroom, 587 sqft
Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

It will be easy to fall in love with this beautiful one-bedroom condo as you greet the morning sun! The sought-after building of Gateway South Centre is an exceptional CONCRETE building featuring SOLAR and GEO-THERMAL energy technologyâ€™ which heats in the winter and keeps the building cool in the summer. The inviting TOP FLOOR unit offers 9-FOOT CEILINGS. It is freshly painted and awaits your creative direction for decorating. Upon entering, there is a flex space that can be utilized as a den or a home office. After this, the kitchen impresses with its white cabinetry, stainless steel appliances, upgraded backsplash, granite countertops, and functional island with a breakfast bar. The living room is spacious and can accommodate a dining table if desired. From here, you can access an amply scaled private balcony which comes complete with a natural gas BBQ hookup. The primary bedroom boasts 2 big windows and a large closet with extended-height doors. The 4-piece bathroom with granite countertop and the in-suite laundry tie the unit together. The apartment comes with one TITLED STALL and a STORAGE LOCKER in the HEATED UNDERGROUND PARKING. The location and amenities of the complex are unbeatable. The Anderson LRT station, Southcentre Mall, and Avenida Shopping Centre are a short walk away. You can take advantage of the fully-equipped, massive GYM with a YOGA STUDIO, book out one of the luxurious,



fully-furnished PARTY ROOMS/LOUNGES for any special occasion, or even reserve a GUEST SUITE for your out-of-town visitors. There is plenty of GUEST PARKING, as well as a IMPRESSIVE COURTYARDS for your enjoyment. This is one of the best-managed buildings in the city, with an onsite property manager and administrator ready to address any of your needs and concerns. The condo fee INCLUDES ALL UTILITIES (Heat, Air-Conditioning, Water, and Electricity) plus exterior maintenance, landscaping, snow removal, and reserve fund contribution.

Built in 2008

Essential Information

MLS® #	A2086304
Price	\$249,900
Sold Price	\$247,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	587
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	4708, 11811 Lake Fraser Drive Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 7J4

Amenities

Amenities	Elevator(s), Fitness Center, Guest Suite, Parking, Party Room, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Titled, Underground

Interior

Interior Features	High Ceilings
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Combination, Geothermal, Solar
Cooling	Central Air
# of Stories	4

Exterior

Exterior Features	Courtyard
Roof	Membrane
Construction	Brick, Concrete, Stucco

Additional Information

Date Listed	October 8th, 2023
Date Sold	October 23rd, 2023
Days on Market	14
Zoning	M-H1 d247
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX IREALTY INNOVATIONS
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