

\$297,000 - 4305, 11811 Lake Fraser Drive Se, Calgary

MLS® #A2088814

\$297,000

2 Bedroom, 2.00 Bathroom, 878 sqft

Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

This awesome 2 bedroom, 2 bathroom 878 ft² unit is located on the fourth floor in the coveted and popular Gateway South Centre boasting a great view of the courtyard. With brand new German laminate flooring with a 35 year warranty, this unit is sure to impress! Clean and bright, the layout features a large primary suite with walkthrough closet to a 4 piece ensuite with double sinks and a glass stand-up shower. The second bedroom, located on the other side of the unit, offers privacy and a delightful view onto the south facing balcony. The kitchen has light cabinetry and is offset with a dark granite kitchen countertop and breakfast bar and a stainless appliance package. Open onto the living room with loads of wall space for art and a TV media centre, this is a perfect hanging spot after a long day. If you want a little outdoor time, the living room opens onto a covered south facing balcony with a natural gas outlet overlooking the gorgeous 4 season courtyard. This unit also comes with it's own stacked washer/dryer and a 2nd full 4 piece bathroom with a tub/shower combo. Completing this unit is a den/office area which is a great space for working at home in addition to offering an additional storage area with a large built in wardrobe. This unit come with 1- titled indoor parking stall and a secure storage cage. The amenities at Gateway South Centre are second to none with a profession gym, two lounge areas with games rooms and two guest suites. Condo fees include all gas, electric



water & sewer. A must to view ! With a walk score of 72 and a bike score of 78 this location can't be beat! Walking distance to South Centre Mall , Avenida, Fish Creek Park and the C-train station, this location rates AAA!

Built in 2008

Essential Information

MLS® #	A2088814
Price	\$297,000
Sold Price	\$295,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	878
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	4305, 11811 Lake Fraser Drive Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 7J1

Amenities

Amenities	Elevator(s), Fitness Center, Guest Suite, Laundry, Park, Parking, Party Room, Secured Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Parkade, Titled, Underground

Interior

Interior Features	Closet Organizers, Double Vanity, Granite Counters, No Animal Home,
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	No Smoking Home
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Geothermal, Heat Pump
Cooling	Other
# of Stories	6

Exterior

Exterior Features	Courtyard
Roof	See Remarks
Construction	Brick, Composite Siding, Stone, Stucco

Additional Information

Date Listed	October 20th, 2023
Date Sold	October 26th, 2023
Days on Market	6
Zoning	M-H1 d247
HOA Fees	0.00

Listing Details

Listing Office	CENTURY 21 BAMBER REALTY LTD.
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