

# \$238,000 - 4511, 11811 Lake Fraser Drive Se, Calgary

MLS® #A2090934

## \$238,000

1 Bedroom, 1.00 Bathroom, 589 sqft

Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

The Gateway Southcentre is a CONCRETE building with a geothermal heat & cooling system (air conditioning included). Condo fees include heat, water and electricity. This building offers many amenities: fully equipped yoga room and gym, guest suites, recreational room. Great location close to Avenida shops, major roadways, LRT and Southcentre Mall. This unit comes with one underground titled parking stall in the heated parkade. The kitchen has granite counter tops, stainless steel appliances with a built-in microwave. Small area just off the kitchen is set up for a den or home office. The living room is bright and offers amazing views. Enjoy your own oversize private balcony that comes with a gas line for your BBQ.

Built in 2007

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2090934    |
| Price          | \$238,000   |
| Sold Price     | \$238,000   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 589         |
| Acres          | 0.00        |
| Year Built     | 2007        |
| Type           | Residential |



|          |                |
|----------|----------------|
| Sub-Type | Apartment      |
| Style    | High-Rise (5+) |
| Status   | Sold           |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 4511, 11811 Lake Fraser Drive Se |
| Subdivision | Lake Bonavista                   |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T2J7J4                           |

### Amenities

|                |                                                                                        |
|----------------|----------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Guest Suite, Party Room, Recreation Room, Visitor Parking |
| Parking Spaces | 1                                                                                      |
| Parking        | Underground                                                                            |

### Interior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, No Animal Home, No Smoking Home                                   |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Geothermal                                                                          |
| Cooling           | Central Air                                                                         |
| # of Stories      | 6                                                                                   |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Courtyard       |
| Construction      | Brick, Concrete |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 1st, 2023  |
| Date Sold      | November 17th, 2023 |
| Days on Market | 16                  |
| Zoning         | M-H1 d247           |
| HOA Fees       | 0.00                |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX REALTY PROFESSIONALS |
|----------------|-----------------------------|

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