

\$264,900 - 6510, 11811 Lake Fraser Drive Se, Calgary

MLS® #A2110122

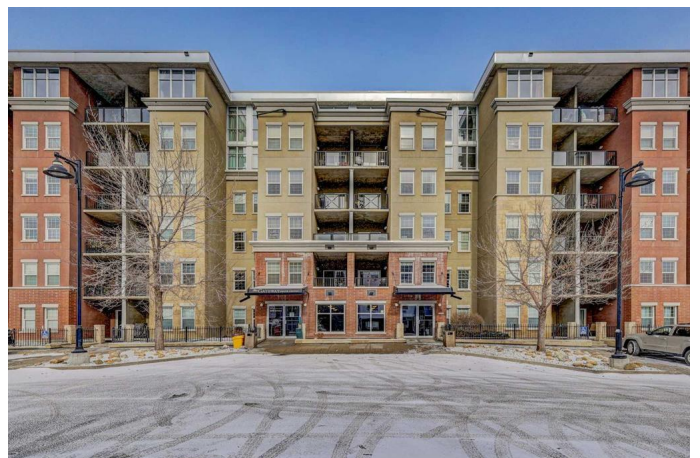
\$264,900

1 Bedroom, 1.00 Bathroom, 569 sqft

Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

Welcome to The Gateway South-Centre! Talk about LOCATION! TOP FLOOR, 1-bedroom condo! This is one of the few units in the complex that has expansive 9'™ FLOOR TO CEILING WINDOWS with Amazing views. Gorgeous kitchen with granite counters, extended island for extra seating, stainless-steel appliances and plenty of storage. Master bedroom also has FLOOR TO CEILING WINDOWS, wow! This unit is truly engulfed with natural light that is hard to find in other condos! Don't forget about the covered balcony with BBQ gas hook up. The building has Geo thermal heating and COOLING and solar energy. The buildings concrete construction is soundproof so you can enjoy peace and quiet from your neighbours. Need to work out? Building has a massive gym facility as well as a designated Yoga Room. Have guests coming? 2 guest suites to choose from as well as 2 party rooms for any festivities you might be celebrating! Your guests also have the convenience and security of UNDERGROUND VISITOR PARKING. Location is within walking distance to C-train, stones throw to South Centre Mall and a quick walk/drive to an abundance of shopping and local area restaurants with Avenida Market just a few blocks down the road as well as tons of Restaurants on Macleod Trail. This complex features peaceful closed in courtyards and pathways that are perfect for going for a morning walk or to sit and enjoy some relaxation. Not often does a



penthouse unit with floor to ceiling windows
come on the market...Be sure to book your
showing, this one won't last long!

Built in 2006

Essential Information

MLS® #	A2110122
Price	\$264,900
Sold Price	\$272,500
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	569
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	6510, 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, Other, Park, Parking, Party Room, Playground, Recreation Room, Secured Parking, Snow Removal, Storage, Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	Granite Counters, High Ceilings, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

	Washer/Dryer Stacked
Heating	Geothermal
Cooling	Central Air
# of Stories	6

Exterior

Exterior Features	Balcony, Courtyard, Storage, Uncovered Courtyard
Roof	Tar/Gravel
Construction	Aluminum Siding, Brick, Concrete

Additional Information

Date Listed	February 28th, 2024
Date Sold	March 8th, 2024
Days on Market	9
Zoning	M-H1 d247
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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