

\$249,900 - 4302, 11811 Lake Fraser Drive Se, Calgary

MLS® #A2113474

\$249,900

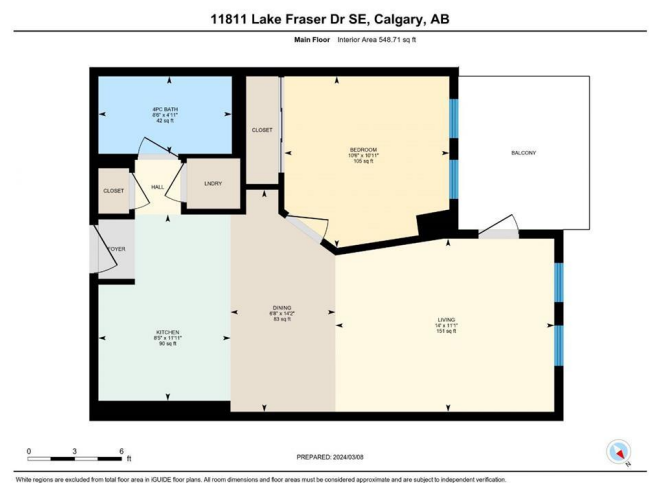
1 Bedroom, 1.00 Bathroom, 548 sqft
Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

The sought-after Gateway Southcentre building is a remarkable structure made of concrete, incorporating solar and geothermal energy technology. Its innovative system provides warmth during the winter months and keeps the building cool in the summer.

This 4th-floor unit has an impressive and rare U-shaped kitchen with stainless steel appliances, granite countertops, and plenty of counter and storage space. There is a good-sized dining room and a spacious living room overlooking the South facing courtyard. You can access a generously sized private balcony from here, complete with a natural gas BBQ hookup. The primary bedroom features two large windows and a spacious closet with extended-height doors. The unit is tied together by a four-piece bathroom with a granite countertop and in-suite laundry facilities. Additionally, the apartment includes a titled parking stall and a storage locker in the heated underground parking area that is conveniently located right by the entrance to the elevator.

The location and amenities of the complex are unbeatable. The Anderson LRT station, Southcentre Mall, and Avenida Shopping Centre are all within a short walking distance. Residents can take advantage of the fully-equipped gym, which includes a yoga studio, or book one of the luxurious, fully-furnished party rooms/lounges for special



occasions. There is also the option to reserve a guest suite for out-of-town visitors. Ample guest parking and impressive courtyards are available for residents' enjoyment. This building is exceptionally well-managed, with an onsite property manager and administrator who are ready to address any needs or concerns. The condo fee covers all utilities (heat, air-conditioning, water, and electricity), as well as exterior maintenance, landscaping, snow removal, and reserve fund contributions. Book your private showing today as this condo will not last long!

Built in 2008

Essential Information

MLS® #	A2113474
Price	\$249,900
Sold Price	\$259,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	548
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	4302, 11811 Lake Fraser Drive Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 7J1

Amenities

Amenities	Fitness Center, Park, Parking, Party Room, Recreation Room, Secured Parking, Trash, Visitor Parking
Parking Spaces	1
Parking	Titled, Underground

Interior

Interior Features	Built-in Features, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Geothermal, Heat Pump
Cooling	Central Air
# of Stories	6

Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Brick, Concrete, Stucco

Additional Information

Date Listed	March 8th, 2024
Date Sold	March 13th, 2024
Days on Market	5
Zoning	M-H1 d247
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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