

\$369,900 - 5405, 11811 Lake Fraser Drive Sw, Calgary

MLS® #A2119987

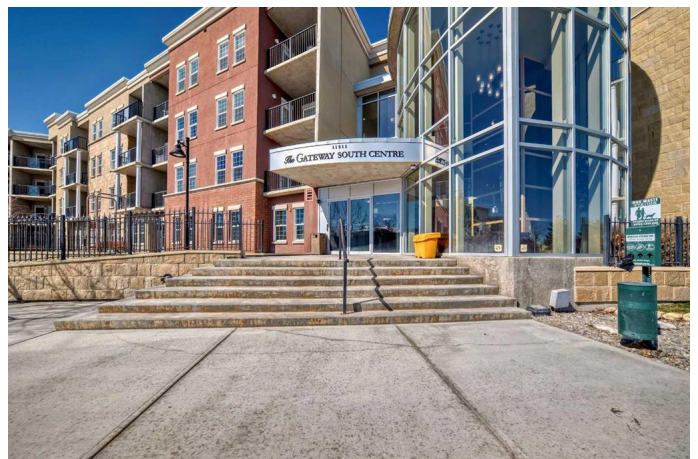
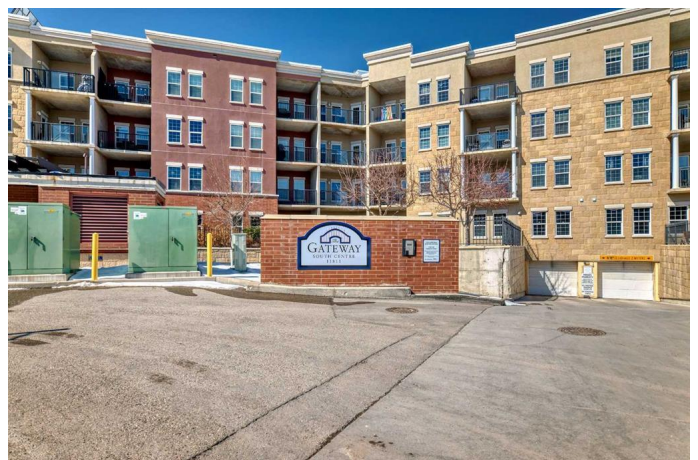
\$369,900

2 Bedroom, 2.00 Bathroom, 976 sqft

Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

OPEN HOUSE SUNDAY APRIL 7 from 12PM TO 3PM. Welcome to Lake Bonavista, an established sought-after community in Calgary's Southeast quadrant where pride of home ownership is evident in this amenity rich thriving community. One lucky family will have an opportunity to call this very well maintained, move in ready condo in the sought after Gateway South Centre their forever home. Experience luxurious living at concrete constructed Gateway South Centre with this meticulously maintained 2 spacious bedroom, 2 bathroom plus Den residence. Spanning an impressive 976 sq. ft., this spacious residence boasts a thoughtful layout designed for your utmost comfort. Upon entering, you'll be greeted by the charm of an open-concept kitchen, living room and dining area perfect for entertaining friends and family. The kitchen, a culinary enthusiast's delight, features granite counters, a convenient breakfast bar, a tastefully tiled backsplash, and high-end stainless steel appliances, creating a perfect blend of style and functionality. The Master retreat provides a desirable design with a bright work from home space/den on one side, and a spacious sleeping area, walk in closet and private en-suite on the other side. The secondary bedroom separated by the main living space is equally spacious. This inviting suite offers more than just elegance; it also provides practicality with in-suite laundry facilities, ensuring your convenience. Step outside onto your private balcony with natural



gas line that overlooks the serene Courtyard with postcard-perfect views , providing the perfect outdoor space to enjoy your morning coffee and unwind after a long day. Let's not forget the amenity rich Gateway South Centre offers an inclusive package, covering all your utilities and even includes an underground parking stall with storage cage for your vehicle's safety and convenience. No need for a gym membership as the buildings amenities are an absolute must see including a large fully equipped gym featuring weight machines, free weights, cardio equipment and yoga studio. Entertain guests effortlessly with access to two party rooms, ideal for hosting gatherings and business meetings. Location is key, and this building checks all the boxes. Situated close to the LRT station, commuting is a breeze. Enjoy the convenience of shopping at South Centre, grocery stores, restaurants and embrace the natural beauty of nearby Fish Creek Park, perfect for outdoor enthusiasts and nature lovers. Indulge in a lifestyle where luxury meets convenience at Gateway South Centre. Don't miss out of this opportunity to make this elegant suite your new home or to add to your investment portfolio. Call your favorite agent right away and book your showing.

Built in 2006

Essential Information

MLS® #	A2119987
Price	\$369,900
Sold Price	\$358,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	976
Acres	0.00
Year Built	2006

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

Community Information

Address	5405, 11811 Lake Fraser Drive Sw
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 7J1

Amenities

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

Interior

Interior Features	Breakfast Bar, Granite Counters
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Geothermal
Cooling	Central Air
# of Stories	6

Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Concrete, Wood Frame

Additional Information

Date Listed	April 4th, 2024
Date Sold	April 23rd, 2024
Days on Market	18
Zoning	M-H1 d247
HOA Fees	0.00

Listing Details

Listing Office	Power Properties
----------------	------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.