

\$289,900 - 4701, 11811 Lake Fraser Drive Se, Calgary

MLS® #A2122095

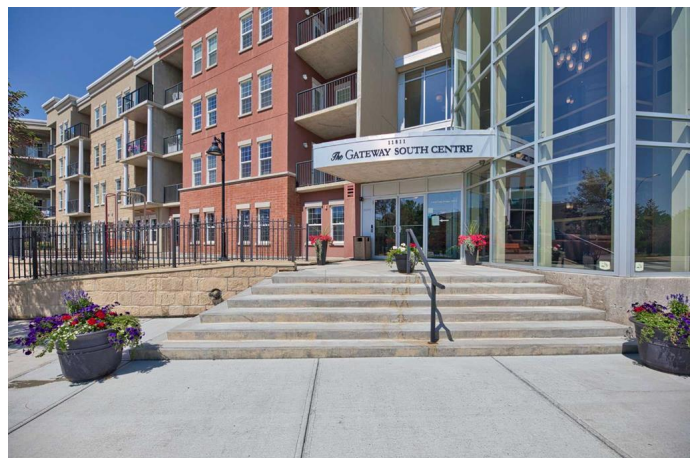
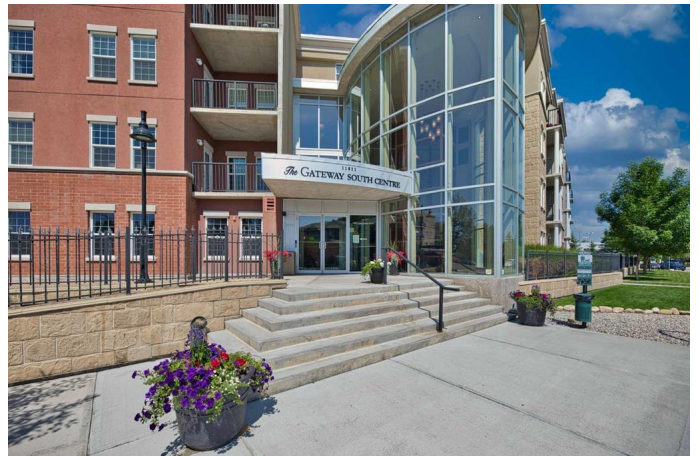
\$289,900

1 Bedroom, 1.00 Bathroom, 525 sqft

Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

Check out this fabulous nest in the Gateway South Centre, Top floor, contemporary one bedroom, one bathroom condominium with air conditioning, modern upgrades and designer finishing! Perfectly located on Mcleod Trail by South Centre! This gem features 9' ceilings, upgraded vinyl plank floors, a fabulous central kitchen with maple finishing, granite counters, a double stainless steel sink, built in china cabinet, breakfast bar, and eating nook. The open plan has floor to ceiling windows in the living room, giving a wonderful feel of space and light! The floor to ceiling windows extend to the bedroom with lots of light and a 3 door wall to wall closet! The patio doors open to a covered concrete balcony facing West overlooking the picturesque courtyard! Natural gas hook up makes it perfect for year round BBQing! The insuite laundry is so convenient and the 4pce bath, completes the plan! This modern building features geo thermal for heating and air conditioning. The heated underground parking, features an oversized stall and big storage! Your amenities include guest suites, a large party room, and lesser party room, world class Gym with weight room, aerobics and dedicated dance and yoga space. There is also secure bicycle storage in the heated parkade. Along with the top of the line security system, there is an on duty building manager, adding to security and convenience! The concrete construction offers solid sound proofing between units. The fit and finish of the building is impressive! The



courtyard is a sheltered outdoor space and there is a child's playground. This spotless unit has been pet free and smoke free since new. However the building is pet friendly. A terrific home and well located with access to Canyon Meadows/Anderson LRT (C-train), South Centre Mall, shopping, walking distance to shops and restaurants, with the popular Trico Centre nearby! So easy to get around with a bus stop, just outside the building! Call now! To see this awesome property today!

Built in 2006

Essential Information

MLS® #	A2122095
Price	\$289,900
Sold Price	\$289,600
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	525
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	4701, 11811 Lake Fraser Drive Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 7J1

Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Guest Suite, Parking, Party Room, Visitor Parking
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Parking Spaces	1
Parking	Stall, Titled, Underground

Interior

Interior Features	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Geothermal
Cooling	Other
# of Stories	4

Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard
Construction	Concrete

Additional Information

Date Listed	April 16th, 2024
Date Sold	May 4th, 2024
Days on Market	17
Zoning	M-H1 d247
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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