

\$285,000 - 2010, 11811 Lake Fraser Drive Se, Calgary

MLS® #A2122121

\$285,000

1 Bedroom, 1.00 Bathroom, 649 sqft

Residential on 0.00 Acres

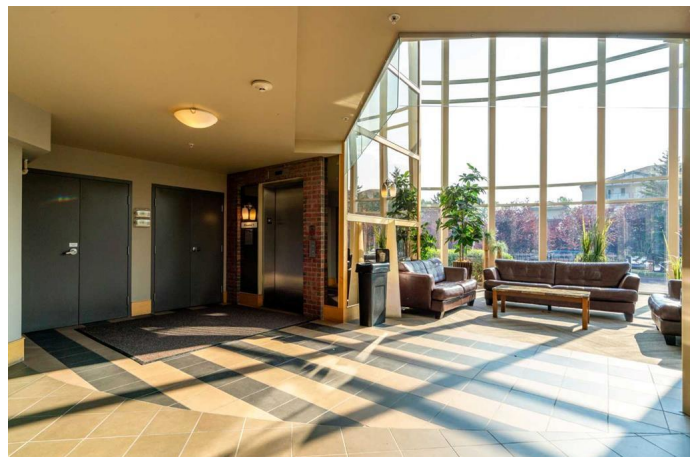
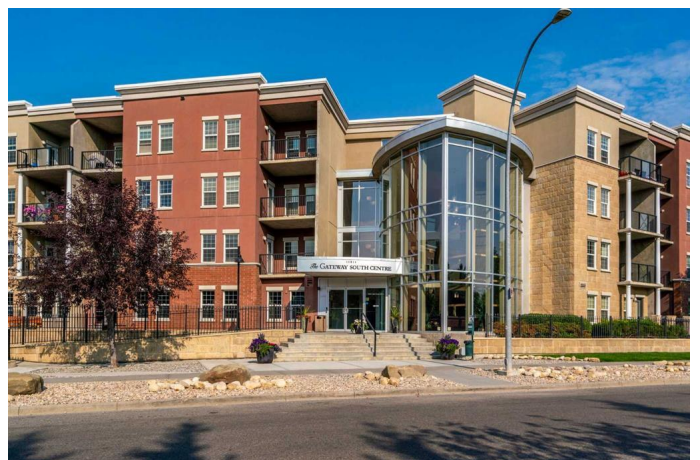
Lake Bonavista, Calgary, Alberta

Welcome to Gateway Southcentre! The condo fees include HEAT, ELECTRICITY, AND WATER.

This upgraded unit is only one of three similar layouts and comes with enhancements such as BRAND NEW engineered hardwood floors, carpet, and tile (2024), granite countertops, and custom California Closet fixtures. The layout offers a spacious design with an open-concept kitchen featuring a breakfast bar and a NEW dishwasher (2024), connecting to the dining area and living room. A generously sized multi-purpose den adds versatility, serving as an office, formal dining space, or additional storage as needed.

The large bedroom overlooks the smaller courtyard with walking paths. With ample space for furniture and additional built-ins in the already sizable closet, it offers both comfort and practicality. Completing the suite is a bright, full 3-piece bathroom and NEW washer and dryer (2024) laundry machines. Conveniently situated close to the elevator, the suite also includes one titled parking stall with extra storage, accommodating even a truck.

This highly appealing, air-conditioned building provides access to amenities including a well-equipped gym, event room, guest suites, bike storage, and underground visitor parking. The community itself offers a hotel across the street for guests, nearby schools, shopping,



transit, access to major roads, and medical centres.

Built in 2007

Essential Information

MLS® #	A2122121
Price	\$285,000
Sold Price	\$284,750
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	649
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	2010, 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, Recreation Room, Visitor Parking
Parking Spaces	1
Parking	Parkade

Interior

Interior Features	Closet Organizers, Kitchen Island, No Smoking Home, See Remarks
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Geothermal
Cooling	Central Air

of Stories 4

Exterior

Exterior Features Balcony, BBQ gas line, Courtyard

Construction Concrete

Additional Information

Date Listed April 23rd, 2024

Date Sold May 5th, 2024

Days on Market 12

Zoning M-H1 d247

HOA Fees 0.00

Listing Details

Listing Office Town Residential

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