

\$275,000 - 1308, 11811 Lake Fraser Drive Se, Calgary

MLS® #A2160338

\$275,000

1 Bedroom, 1.00 Bathroom, 592 sqft

Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

The Gateway South Centre is beautifully designed CONCRETE building, both the ceiling and walls are poured concrete which maximizes privacy and safety. This 1-bedroom + den condo offers a unique blend of style and convenience. Situated on the garden level, this gives you the flexibility to walk out onto the grass and provides access to serene walking paths just steps from your door and Fish Creek Park at the end of the street. The modern kitchen is a chef's dream, boasting stainless steel appliances, granite countertops, a sleek black subway tile backsplash and a spacious pantry. This home is an open concept plan with no wasted hallway space and with soaring 9-foot ceilings it feels even larger than the 592 square feet. A large covered patio offers additional space to entertain or relax and there's a natural gas stub for those who love to BBQ. The primary bedroom offers a large closet with customized storage solutions. The Gateway South Centre offers exceptional amenities, including a fully equipped fitness centre with a yoga studio, two inviting owner's lounges, two guest suites, and the convenience of underground parking for both owners and visitors. Location is unbeatable, with quick access to major roadways, Southcentre Mall, and excellent public transit options, including a bus stop right outside and Canyon Meadows C-Train station nearby. For nature lovers, Fish Creek Park is just down the street, offering endless outdoor activities. Best of all, condo fees cover all utilities— even



electricityâ€”ensuring a hassle-free lifestyle in this desirable community; this condo is built with Geo-Exchange Heating and Cooling along with solar panels on the roof - so this home stays cool with A/C! Heated underground parking stall has a caged locker at the end. Pet policy: one dog or one cat (not both) with board approval.

Don't miss out on this incredible opportunityâ€”schedule a private showing today and experience the perfect blend of modern living, unbeatable amenities, and a prime location. Make this stunning condo your new home! Pet policy: 1-dog or 1-cat (not both) with a max weight of 23 kilos.

Built in 2006

Essential Information

MLS® #	A2160338
Price	\$275,000
Sold Price	\$273,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	592
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	1308, 11811 Lake Fraser Drive Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 7J1

Amenities

Amenities	Elevator(s), Secured Parking, Visitor Parking, Bicycle Storage, Clubhouse, Fitness Center, Storage
Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Pantry, Stone Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Geothermal
Cooling	Central Air
# of Stories	6

Exterior

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

Additional Information

Date Listed	September 5th, 2024
Date Sold	September 25th, 2024
Days on Market	20
Zoning	M-H1 d247
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.