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

MLS® #A2160338

## \$275,000

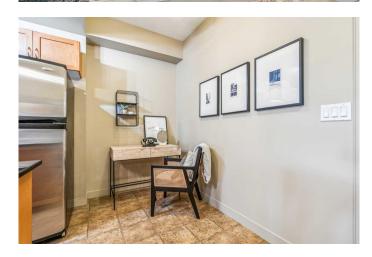
1 Bedroom, 1.00 Bathroom, 592 sqft Residential on 0.00 Acres

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 utilitiesâ€"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**

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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

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