

\$299,900 - 6612, 11811 Lake Fraser Drive Se, Calgary

MLS® #A2176302

\$299,900

2 Bedroom, 1.00 Bathroom, 766 sqft

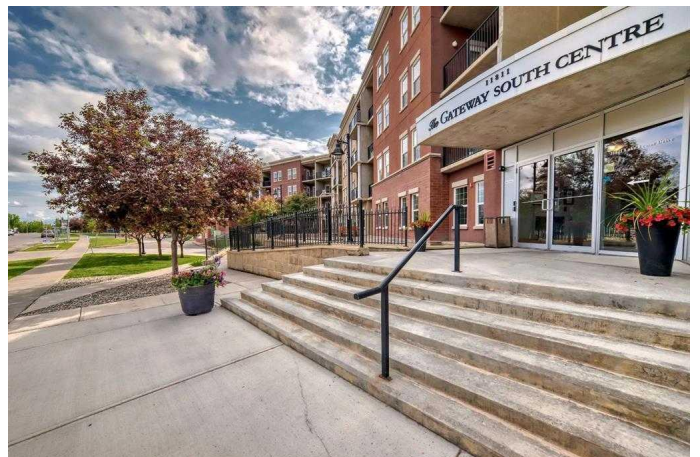
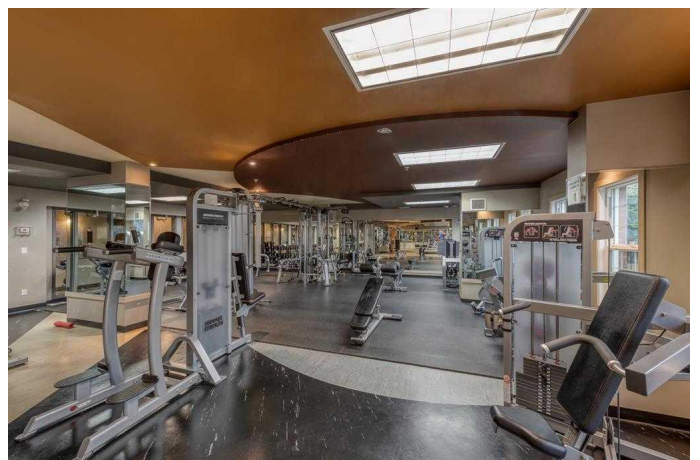
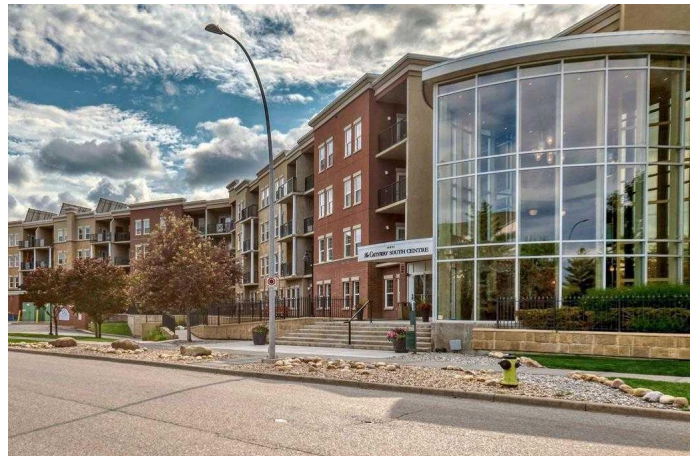
Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

Welcome to this exceptional 2 BEDROOM / 1 BATHROOM PENTHOUSE(9' ceilings, floor to ceiling windows) condo in the highly sought-after Gateway Southcentre! Start your mornings with stunning sunrises and enjoy panoramic eastern city views from your bedroom, living room, and private balcony. This unit features an open-concept layout with a modern kitchen, boasting granite countertops, stainless steel appliances, and ample cabinetry. You'll find a spacious living area, two well-appointed bedrooms, and a full 4-piece bathroom. TWO titled underground PARKING STALLS in the secure parkade add convenience and peace of mind.

Gateway Southcentre is packed with premium amenities, including a fully-equipped fitness centre with a yoga studio, two welcoming owner lounges, guest suites for visiting friends and family, and ample underground parking for both residents and guests. The location is unbeatable, with quick access to Southcentre Mall, Avenida Food Hall, major roadways, and public transit options like the bus stop outside and Canyon Meadows C-Train station within walking distance. Nature enthusiasts will appreciate Fish Creek Park, just a short stroll away, offering endless outdoor activities.

Best of all, Condo fees include ALL utilitiesâ€”even ELECTRICITYâ€”for a hassle-free lifestyle. This eco-friendly building features Geo-Exchange heating and solar



panels, with central A/C for comfort!
Pet-friendly policy allows one dog or one cat
(with board approval).

PLEASE NOTE: ALL of the furniture, tv,
fireplace, kitchenware (pots and pans),
DISHES and CALMING DECORATIVE
DECOR/paintings, BAMBOO queen-king
bedding, fleece fur throw blankets, and patio
bistro set IS INCLUDED in the purchase
price!!! New to the city? First time owner?
Where will you get a better deal than this!
Move in ready!! Don't miss out on this
INCREDIBLE opportunity; schedule your
private viewing today!!

Built in 2008

Essential Information

MLS® #	A2176302
Price	\$299,900
Sold Price	\$299,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	766
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	6612, 11811 Lake Fraser Drive Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 7J4

Amenities

Amenities	Elevator(s), Playground, Party Room
Parking Spaces	2
Parking	Heated Garage, Parkade, Titled, Underground

Interior

Interior Features	Granite Counters, High Ceilings
Appliances	Refrigerator, Dishwasher, Dryer, Stove(s), Washer
Heating	Natural Gas, Geothermal, Solar
Cooling	Central Air
# of Stories	6

Exterior

Exterior Features	Balcony, Courtyard
Roof	Tar/Gravel
Construction	Brick, Stucco, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	October 31st, 2024
Date Sold	December 4th, 2024
Days on Market	34
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
----------------	--------------

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.