# \$289,900 - 4615, 11811 Lake Fraser Drive Se, Calgary

MLS® #A2206867

### \$289,900

2 Bedroom, 1.00 Bathroom, 751 sqft Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

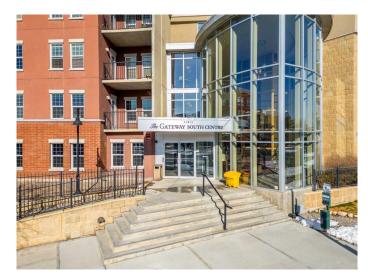
Welcome to the popular Gateway Southcentre & to this 2 bedroom floor plan located on the 4th floor with a south exposure. This home has been nicely updated with new flooring and updated kitchen and bathroom cabinets. It is also located close the the elevator for easy accessibility. South facing balcony means you get lots of natural light coming in through the big windows. There is also a gas bbg hookup on the balcony. 2 bedrooms, the primary bedroom featuring a walkthrough closet that connects to the ensuite. In-suite laundry is very convenient, and there is also good storage as well. 1 titled underground parking stall in the heated parkade. The Gateway Southcentre is a concrete building with a geothermal heat & cooling system (air conditioning included). Condo fees include everything! Heat, water, electricity, building insurance & amenity use. This building features some great amenities: fully equipped yoga room & gym, guest suites, & recreational rooms. Great location close to Avenida shops, major roadways, LRT & Southcentre Mall.

Built in 2008

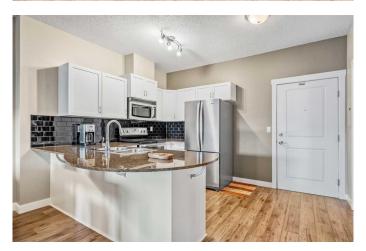
#### **Essential Information**

MLS® # A2206867 Price \$289,900

Bedrooms 2
Bathrooms 1.00







Full Baths 1

Square Footage 751

Acres 0.00

Year Built 2008

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

## **Community Information**

Address 4615, 11811 Lake Fraser Drive Se

Subdivision Lake Bonavista

City Calgary
County Calgary
Province Alberta
Postal Code T2J 7J4

#### **Amenities**

Amenities Elevator(s), Fitness Center, Recreation Facilities, Storage, Visitor

**Parking** 

Parking Spaces 1

Parking Heated Garage, Stall, Underground

#### Interior

Interior Features Breakfast Bar, Granite Counters

Appliances Built-In Electric Range, Dishwasher, Microwave, Refrigerator,

Washer/Dryer

Heating Geothermal Cooling Central Air

# of Stories 5

#### **Exterior**

Exterior Features None

Construction Brick, Concrete, Stucco

#### **Additional Information**

Date Listed April 2nd, 2025

Days on Market 7
Zoning DC

## **Listing Details**

Listing Office RE/MAX First

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