

# \$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 to 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 bbq 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	4
Zoning	DC

## Listing Details

Listing Office            RE/MAX First

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