

# \$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 | 5               |
| Zoning         | DC              |

## Listing Details

Listing Office            RE/MAX First

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