

\$284,900 - 2412, 11811 Lake Fraser Drive Se, Calgary

MLS® #A2196769

\$284,900

1 Bedroom, 1.00 Bathroom, 591 sqft
Residential on 0.00 Acres

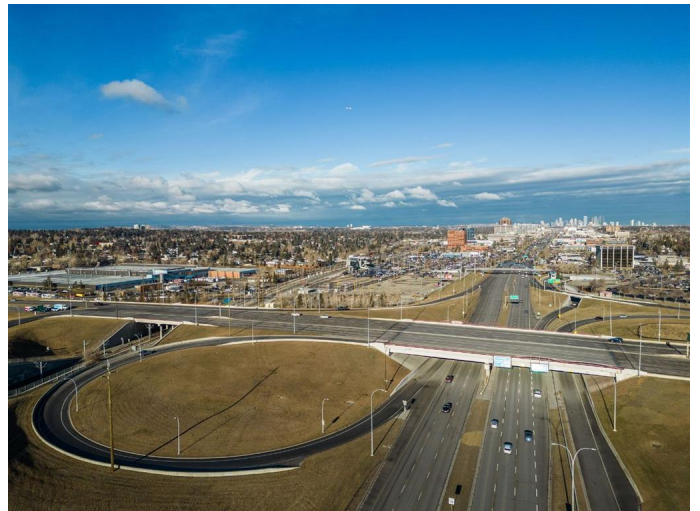
Lake Bonavista, Calgary, Alberta

Experience stylish living in this beautiful Gateway Southcentre condo, featuring 9-foot ceilings and an abundance of natural light. The open-concept design includes a modern kitchen with stainless steel appliances and granite countertops. This 2nd-floor unit has a brand-new furnace (2024) for added comfort. Enjoy top-tier amenities, including a fitness centre, yoga studio, two party rooms, an owner's lounge with a kitchen, an interior courtyard, and two guest suites. The building also features an energy-efficient geothermal system. Your titled underground heated parking stall ensures convenience year-round. Located steps from Southcentre Mall, Avenida Market, shopping, and dining, with quick access to major roads and just a 15-minute walk to Canyon Meadows LRT. Condo fees (\$484.93) include ALL utilities. Pet-friendly (with board approval) and no age restrictions. Don't miss out—book your showing today! (Some images have been digitally staged)

Built in 2007

Essential Information

MLS® #	A2196769
Price	\$284,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1



Square Footage	591
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	2412, 11811 Lake Fraser Drive Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 7J1

Amenities

Amenities	Elevator(s), Fitness Center, Guest Suite, Parking, Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade, Stall, Underground

Interior

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Heat Pump
Cooling	Central Air
# of Stories	6

Exterior

Exterior Features	BBQ gas line, Courtyard
Construction	Brick, Concrete, Metal Siding, Stucco

Additional Information

Date Listed	March 6th, 2025
Days on Market	37
Zoning	DC

Listing Details

Listing Office	Greater Property Group
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