# \$275,000 - 6513, 11811 Lake Fraser Drive Se, Calgary

MLS® #A2229340

#### \$275,000

1 Bedroom, 1.00 Bathroom, 656 sqft Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

Welcome to Gateway South Centre, an exceptional & impeccably managed, pet-friendly concrete complex in the prestigious Lake Bonavista. Perfectly situated steps to Avenida Village, this fourth floor west facing condo is an ideal blend of modern updates, thoughtful design & unbeatable location, offering a prime lifestyle investment for homeowners & investors alike. Step into this beautifully renovated home featuring 10 foot flat ceilings ( no popcorn ), large west facing windows & new LVP flooring, all bathed in natural light. The open concept layout is designed for both comfort & functionality, boasting a spacious bedroom, a massive open den ideal for a home office & an elegant full bathroom complete with a walk-in oversized shower, sliding glass doors, tile flooring, extended granite counter, full-width mirror & modern vanity drawers. The modernized kitchen is a culinary showpiece, featuring warm white cabinetry, subway tile backsplash, granite countertops, an oversized island with seating for four & premium stainless appliances including a glass stovetop & high-tech sink. The space flows effortlessly into the bright living & dining areas, making entertaining seamless. From here, enjoy access to your covered west facing balcony, complete with a gas line hookup, the perfect place to unwind & take in mountain views, rain or shine. Additional comforts include in-suite laundry with stacked washer/dryer, top-of-the-line window coverings, air







conditioning & a titled underground heated parking stall with private caged storage (#540). This eco-conscious, soundproof concrete building features geothermal heating & cooling, allowing residents to individually control their A/C and heat, with ALL utilities (electricity, heat, water) included in the condo fees. Whether you're rightsizing, downsizing, or buying your first home, this unit offers everything you needâ€"affordable, efficient & move-in ready. Gateway South Centre's amenities are unmatched with a state-of-the-art fitness centre, dedicated yoga studio, two spacious party/social rooms (one with a kitchen available at no charge), ownerâ€<sup>™</sup>s lounge, interior courtvard, two on-site guest suites, ample visitor parking, elevators & secure entry doors. It's a lifestyle of ease & convenience. The location is second to none: within walking distance to Avenida Shopping Centre, Tim Horton's, restaurants, yoga studios, a food hall, medical services, pharmacy & moments to Southcentre Mall, Anderson C-Train Station, Trico Centre & major routes like Macleod Trail, Anderson Road, Deerfoot Trail & Stoney Trail, making commuting & daily errands a breeze. Outdoor enthusiasts, have Fish Creek Park minutes away. With no age restrictions, pets allowed up to 23kg with board approval & no short-term rentals, this residence offers long-term comfort & flexibility. Whether you're a professional, a couple, a downsizer, or an investor, this home checks every box for style, space, amenities, and location in one of Calgary's most sought-after communities.

Built in 2007

#### **Essential Information**

| MLS® # | A2229340  |
|--------|-----------|
| Price  | \$275,000 |

| Bedrooms       | 1                 |
|----------------|-------------------|
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 656               |
| Acres          | 0.00              |
| Year Built     | 2007              |
| Туре           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## **Community Information**

| Address     | 6513, 11811 Lake Fraser Drive Se |
|-------------|----------------------------------|
| Subdivision | Lake Bonavista                   |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T2J 7J1                          |

### Amenities

| Amenities      | Elevator(s), Fitness Center, Party Room, Secured Parking, Visitor |
|----------------|---|
|                | Parking, Guest Suite, Recreation Room                             |
| Parking Spaces | 1   |
| Parking        | Titled, Underground   |
| # of Garages   | 1   |

Interior

| Interior Features | High Ceilings, Open Floorplan, Walk-In Closet(s)   |
|-------------------|--|
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Natural Gas, Geothermal  |
| Cooling           | Central Air  |
| # of Stories      | 6  |

### Exterior

| Exterior Features | Courtyard               |
|-------------------|-------------------------|
| Roof              | Membrane                |
| Construction      | Brick, Concrete, Stucco |
| Foundation        | Poured Concrete         |

#### **Additional Information**

Date ListedJune 12th, 2025Days on Market4ZoningM-H1 d247

### **Listing Details**

Listing Office Royal LePage Benchmark

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