

# \$440,000 - 2303, 11811 Lake Fraser Drive Se, Calgary

MLS® #A2239247

**\$440,000**

2 Bedroom, 2.00 Bathroom, 1,211 sqft

Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

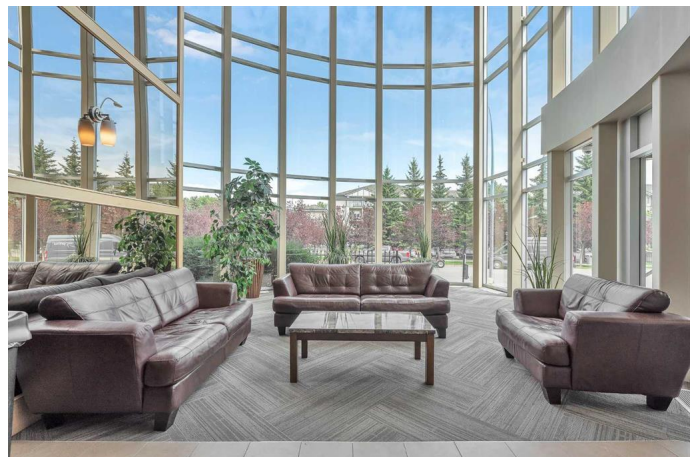
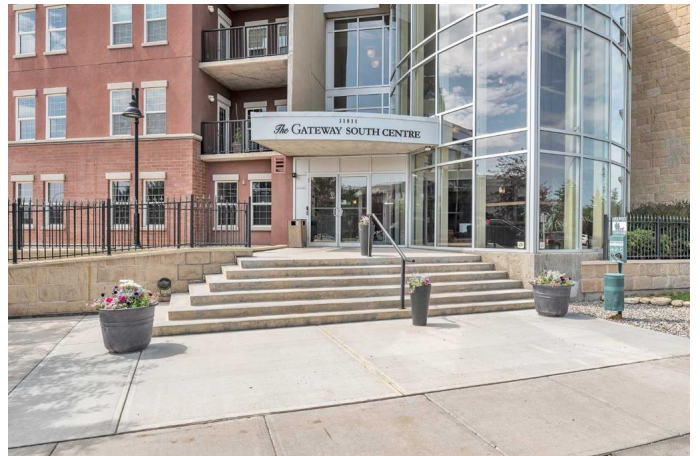
Welcome to Gateway South Centre â€”  
Spacious 2-Bedroom Condo with Titled  
Parking!

This expansive 1211 sq ft condo offers the perfect blend of comfort, convenience, and location. Featuring 2 generous bedrooms, including a primary suite with a private ensuite bath, and a second full 4-piece bathroom, this home is ideal for downsizers, young professionals, or small families.

The open-concept living and dining area is perfect for entertaining, while the well-appointed kitchen includes ample cabinetry and countertop space. Large windows throughout fill the unit with natural light, creating a warm and inviting atmosphere. Enjoy the added convenience of in-suite laundry, a titled underground parking stall, and secure building access.

Located in the sought-after Gateway South Centre, residents enjoy access to top-tier amenities including a fitness centre, guest suites, social rooms, and beautifully maintained common areas. Situated just steps from Southcentre Mall, restaurants, grocery stores, and the Canyon Meadows LRT station, this is urban living at its finest in South Calgary.

Donâ€™t miss this opportunity to own a rare, spacious condo in a vibrant, amenity-rich



community!

Built in 2007

**Essential Information**

MLS® #	A2239247
Price	\$440,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,211
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	2303, 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, Playground, Recreation Facilities, Storage, Trash, Visitor Parking, Guest Suite
Parking Spaces	1
Parking	Titled, Underground

**Interior**

Interior Features	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Elevator
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Heat Pump

Cooling	Central Air
# of Stories	6

## Exterior

Exterior Features	Courtyard, Playground, Storage
Roof	Tar/Gravel
Construction	Brick, Concrete, Stone, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	July 12th, 2025
Days on Market	18
Zoning	M-H1 d247

## Listing Details

Listing Office	CIR Realty
----------------	------------

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.