

# \$268,000 - 1708, 11811 Lake Fraser Drive Se, Calgary

MLS® #A2241973

**\$268,000**

1 Bedroom, 1.00 Bathroom, 570 sqft

Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

Step into the enchanting allure of Gateway Southcentre, where this beautifully upgraded 1 bed + den ground floor sanctuary awaits. Boasting 9-foot ceilings, large windows, luxury flooring and a large private patio overlooking a quiet street, this residence radiates charm and grace. The kitchen offers S/S appliances, custom cabinets, granite countertops plus a large center island/breakfast bar perfect for culinary enthusiasts and social butterflies alike. Completing this lovely home is a good sized bedroom, 4pc bath and laundry area. Additional bonuses: ALL utilities included in the condo fees plus a host of amenities including a titled U/G parking stall, fitness center, party rooms, guest suites plus a huge central courtyard perfect for enjoying the beautiful outdoors. Located steps away from Southcentre Mall, City Transit/LRT station, schools, parks, restaurants and easy access to main roadways.

Built in 2008

## Essential Information

MLS® #	A2241973
Price	\$268,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	570
Acres	0.00



Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1708, 11811 Lake Fraser Drive Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 7J4

### Amenities

Amenities	Elevator(s), Guest Suite, Park, Party Room, Secured Parking, Visitor Parking, Fitness Center, Recreation Room
Parking Spaces	1
Parking	Stall, Titled, Underground

### Interior

Interior Features	Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Geothermal, Heat Pump
Cooling	Central Air
# of Stories	6

### Exterior

Exterior Features	Private Entrance
Roof	Flat, Tar/Gravel
Construction	Brick, Concrete, Stone, Stucco, Wood Frame

### Additional Information

Date Listed	July 22nd, 2025
Days on Market	52
Zoning	M-H1 d247

### Listing Details

Listing Office                      2% Realty

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