# \$379,000 - 4501, 11811 Lake Fraser Drive Se, Calgary

MLS® #A2245958

## \$379,000

2 Bedroom, 2.00 Bathroom, 1,001 sqft Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

Welcome to the highly sought-after and mature community of Lake Bonavista! This beautifully maintained 4th-floor EAST-facing unit is one of the largest in the complex, offering over 1,000 sq ft of functional living space and TWO TITLED heated underground parking stalls.

#### **QUALITY OF**

LIFESTYLE is yours in the Gateway Southcentre a modern CONCRETE building with state of the art GEO-THERMAL HEATING SYSTEM (owner can control their own heat and air conditioning)

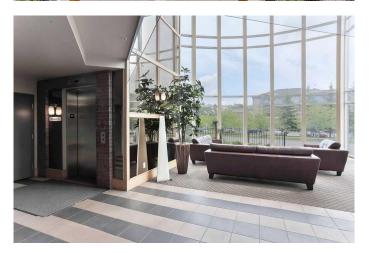
Enjoy bright morning sun and peaceful views of the lush, landscaped courtyard. Inside, you'II find a spacious open-concept layout featuring upgraded ceramic tile flooring, a well-appointed kitchen with granite countertops and breakfast bar, and 9-foot ceilings throughout.

The unit offers 2 generous bedrooms, including a primary suite with walk-through closet and private 4-piece ensuite, a second full bathroom, and a large denâ€"perfect for a home office or flex space. Additional highlights include in-suite laundry, a walk-in coat closet, in-suite storage, and a separate storage locker in the parkade.

The Gateway South Centre is a well-managed, concrete building offering a full fitness centre, party rooms, guest suites, and a beautifully







landscaped courtyard. Condo fees include ALL utilitiesâ€"heat, electricity, and water!

This is maintenance-free living in a prime locationâ€"just minutes from Southcentre Mall, transit, parks, and all the amenities Lake Bonavista has to offer.

#### Built in 2008

#### **Essential Information**

MLS® # A2245958 Price \$379,000

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 1,001

Acres 0.00
Year Built 2008

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

## **Community Information**

Address 4501, 11811 Lake Fraser Drive Se

Subdivision Lake Bonavista

City Calgary
County Calgary
Province Alberta
Postal Code T2J 7J4

## **Amenities**

Amenities Elevator(s), Fitness Center, Parking, Party Room, Secured Parking,

Snow Removal, Storage, Trash, Visitor Parking, Guest Suite

Parking Spaces 2

Parking Underground

# of Garages 2

#### Interior

Interior Features Elevator, High Ceilings, Kitchen Island, No Smoking Home, Open

Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Low Flow

Plumbing Fixtures

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator

Heating Geothermal, Natural Gas

Cooling Central Air

# of Stories 5

## **Exterior**

Exterior Features Balcony, BBQ gas line, Barbecue

Construction Brick, Concrete, Stucco

#### **Additional Information**

Date Listed September 6th, 2025

Days on Market 2

Zoning M-H1 d247

## **Listing Details**

Listing Office The Real Estate District

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