

\$355,000 - 4501, 11811 Lake Fraser Drive Se, Calgary

MLS® #A2270463

\$355,000

2 Bedroom, 2.00 Bathroom, 1,001 sqft

Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

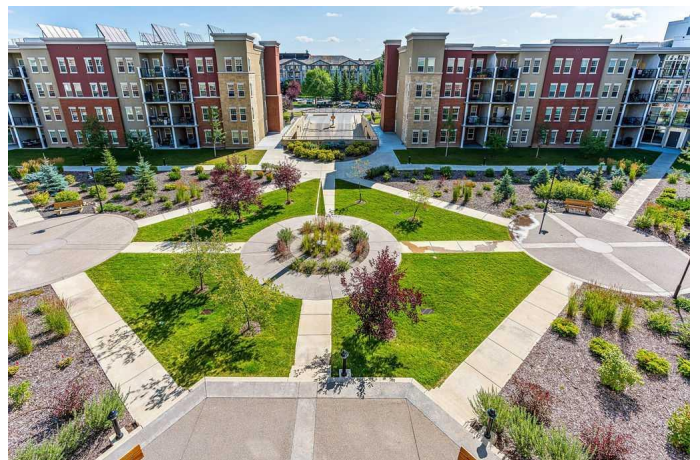
Welcome to the highly sought-after and mature community of Lake Bonavista! This beautifully maintained 4th-floor EAST-facing unit is one of the largest in the complex, offering over 1,000 sq ft of functional living space and TWO TITLED heated underground parking stalls.

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'll 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 den—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 utilities—heat, electricity, and water!

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

Built in 2008

Essential Information

MLS® #	A2270463
Price	\$355,000
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, Guest Suite, Parking, Party Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	2
Parking	Underground
# of Garages	2

Interior

Interior Features	Elevator, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	Natural Gas, Geothermal
Cooling	Central Air
# of Stories	5

Exterior

Exterior Features	Balcony, Barbecue, BBQ gas line
Construction	Brick, Concrete, Stucco

Additional Information

Date Listed	November 12th, 2025
Days on Market	4
Zoning	M-H1 d247

Listing Details

Listing Office	The Real Estate District
----------------	--------------------------

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.