



**GRASSROOTS**  
REALTY GROUP

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**2303, 11811 Lake Fraser Drive SE  
Calgary, Alberta**

**MLS # A2239247**



**\$440,000**

<b>Division:</b>	Lake Bonavista		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,211 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Heat Pump	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 1,099
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stone, Stucco	<b>Zoning:</b>	M-H1 d247
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** none

Welcome to Gateway South Centre &ndash; 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. Don&rsquo;t miss this opportunity to own a rare, spacious condo in a vibrant, amenity-rich community!