



**GRASSROOTS**  
REALTY GROUP

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**5413, 11811 Lake Fraser Drive SE**  
**Calgary, Alberta**

**MLS # A2240702**



**\$284,000**

<b>Division:</b>	Lake Bonavista		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	570 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Geothermal, Heat Pump	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 550
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stone	<b>Zoning:</b>	M-H1 d247
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Welcome to Gateway South Centre! This beautiful 1-bedroom, 1-bath condo unit located on the 5th floor offers the perfect blend of comfort, style, and modern convenience. Featuring 9-foot ceilings and panoramic windows, the unit is filled with natural light and showcases stunning, tree-lined views that are breathtaking in every season. Recent Upgrades include Heat pump serviced in 2024, ensuring efficient climate control. Fresh Paint completed in 2022, which adds to the unit's clean and inviting ambiance. The living room, kitchen, and washroom feature stylish and durable Luxury Vinyl Flooring, combining elegance with practicality. Escape the summer heat with A/C that offers a cool serene retreat and effortless comfort throughout the year. The stylish kitchen is the heart of the home, featuring warm maple cabinetry, sleek black granite countertops, and well maintained appliances. Located near elevator 4, this unit offers quick and convenient access to the underground heated parking, simplifying your routine and errands. Professionally managed, the building benefits from attentive maintenance that keeps common areas and amenities in excellent condition. Additionally, your Condo Fees INCLUDE ELECTRICITY making budgeting straightforward. Gateway South Centre boasts exceptional AMENITIES, including a Fitness Center, Yoga Studio, Two Spacious Party Rooms (one with a fully equipped kitchen available free of charge), Two Guest Suites (you can book at a low nightly rate), Owner's Lounge, a beautiful Interior Courtyard, ample Visitors Parking (outside and heated underground), plenty of Elevators for accessibility and no long waits, and a secure entry for a convenient and comfortable lifestyle. This home truly offers a prime location making it walking distance to Avenida Market, Restaurants, Cafes, Shops, Medical Services, Fitness

Studios, and just minutes away to Southcentre Mall. Commuting is effortless with a bus stop right outside the building making it close to Canyon Meadows C-Train Station (4 min away) and Anderson C-Train station nearby. Quick access to Macleod Trail and Anderson Road makes getting around the city a breeze. For nature lovers, Fish Creek Park is just a short drive away, offering endless outdoor activities. Whether you're running errands, commuting, or exploring the city, this location has it all. No matter if you're a first-time buyer, downsizing, or investor, this unit offers incredible value, peace of mind, and convenience. Book your showing with your favourite Realtor now!