



**GRASSROOTS**  
REALTY GROUP

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**3611, 11811 Lake Fraser Drive SE**  
**Calgary, Alberta**

**MLS # A2241009**



**\$299,000**

<b>Division:</b>	Lake Bonavista		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	745 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Geothermal	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Flat	<b>Condo Fee:</b>	\$ 679
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	M-H1 d247
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home		

**Inclusions:** None

Welcome to this beautifully appointed south-facing condo in the sought-after Gateway South Centre complex. This 2-bedroom, 1-bath unit offers a functional layout filled with natural light and modern finishes throughout. The kitchen features solid surface countertops, stainless steel appliances, and ample cabinetry perfect for both everyday living and entertaining. Step outside to a spacious balcony, ideal for enjoying your morning coffee or evening unwind. The unit also includes secure underground parking with storage for added convenience. Gateway South Centre is a concrete-built complex offering top-tier amenities including onsite management, a fully equipped fitness centre, two social rooms, a meeting room, and expansive landscaped grounds creating the perfect balance of comfort, lifestyle, and community. Whether you're a first-time buyer, investor, or looking to downsize without compromise, this unit offers incredible value in an unbeatable location.