



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**4501, 11811 Lake Fraser Drive SE**  
**Calgary, Alberta**

**MLS # A2245958**



**\$379,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Lake Bonavista                     |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 1,001 sq.ft.                       | <b>Age:</b>   | 2008 (17 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Underground                        |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

**Heating:** Geothermal, Natural Gas

**Floors:** Carpet, Ceramic Tile

**Roof:** -

**Basement:** -

**Exterior:** Brick, Concrete, Stucco

**Foundation:** -

**Features:** Elevator, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows

**Inclusions:** All Furniture Inc. As Viewed

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 938

**LLD:** -

**Zoning:** M-H1 d247

**Utilities:** -

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.