



GRASSROOTS
REALTY GROUP

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**4708, 11811 Lake Fraser Drive SE
Calgary, Alberta**

MLS # A2253334



\$260,000

Division:	Lake Bonavista		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	592 sq.ft.	Age:	2008 (17 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Geothermal, Heat Pump
Floors:	Carpet, Vinyl
Roof:	-
Basement:	-
Exterior:	Brick, Concrete, Stucco
Foundation:	-
Features:	Kitchen Island

Water:	-
Sewer:	-
Condo Fee:	\$ 582
LLD:	-
Zoning:	M-H1 d247
Utilities:	-

Inclusions: Unit Key/fobs

****OPEN HOUSE SUNDAY SEP 7, 12-3**** Welcome to Gateway Southcentre, where convenience meets comfort in the heart of Lake Bonavista. This top-floor, east-facing condo offers 9-foot ceilings and plenty of natural light. Located just steps from Southcentre Mall, Avenida Shopping Centre, Anderson LRT, parks, golf, and schools, this is the perfect balance of lifestyle and location. The open-concept kitchen features white cabinetry, stainless steel appliances, granite countertops, an upgraded backsplash, and a breakfast-bar island, flowing seamlessly into a spacious living area with room for a dining table. It has a versatile flex space ideal for expanding kitchen storage or a home office. The primary bedroom boasts two large windows and an oversized closet. Enjoy the convenience of in-suite laundry and a private balcony with a natural gas BBQ hookup. This home includes a titled underground parking stall with a storage locker right in front for added convenience and security. Gateway Southcentre is a concrete, energy-efficient building with geothermal and solar technology, offering a fully equipped gym, yoga studio, party rooms, guest suites, landscaped courtyards, and secured access with 6 elevators. Condo fees are all-inclusive, covering heat, A/C, water, electricity, insurance, and more for worry-free living. Pet friendly building with plenty of visitor parking. Don't miss your chance to own in one of Calgary's most sought-after communities, book your showing today!