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5602, 11811 Lake Fraser Drive SE Calgary, Alberta

MLS # A2255335



\$333,900

Division:	Lake Bonavista				
Type:	Residential/High Rise (5+ stories)				
Style:	Apartment-Single Level Unit				
Size:	879 sq.ft.	Age:	2006 (19 yrs old)		
Beds:	2	Baths:	2		
Garage:	Heated Garage, Secured, Titled, Underground				
Lot Size:	-				
Lot Feat:	-				

Heating:	Geothermal, Heat Pump	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 808
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-H1 d247
Foundation:	-	Utilities:	-

Features: Breakfast Bar

Inclusions: N/A

Welcome to The Gateway South Centre. Winner of the Condo of the year(2025) for Southern Alberta by the Canadian Condominium Institute. This 2-bedroom, 2-bathroom home with a den offers a spacious & thoughtfully designed layout, perfectly positioned on the 5th floor overlooking the mature courtyard. The building is constructed with concrete floors & walls, ensuring exceptional sound insulation for quiet & comfortable living. Inside, you'Il find a modern kitchen with maple cabinetry, granite countertops, stainless steel appliances & a newer heat pump/furnace/air conditioning system installed in 2022. The open-concept design is both functional & inviting, with the convenience of being located close to the elevators in this exceptionally well-managed building. The primary suite features a generous walk-through closet, dual vanities, & a walk-in shower, while the second bedroom is equally spacious. Additional highlights include heated, titled underground parking with a storage, as well as access to a commercial-grade gym & the peace of mind of a secure, well-run complex. Enjoy the unbeatable location just steps from Avenida Food Hall, South Centre Mall, & with quick access to Deerfoot Trail & South Health Campus. Families will appreciate nearby schools including Sam Livingston Elementary (2.3 km), Nickel Junior High (3 km), & Dr. E.P. Scarlett High School (3.1 km). Condo fees conveniently include all utilities: heat, electricity, a/c water & sewer. 12 minute drive to FISH CREEK PARK or 7 minute bike ride or a 29 minute walk. OPEN HOUSE Oct - 18 - 2025 - 12:00 - 3:00 pm.