



**GRASSROOTS**  
REALTY GROUP

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**6402, 11811 Lake Fraser Drive SE  
Calgary, Alberta**

**MLS # A2263770**



**\$344,900**

<b>Division:</b>	Lake Bonavista		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Penthouse		
<b>Size:</b>	878 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Geothermal	<b>Water:</b>	-
<b>Floors:</b>	Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 841
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	M-H-d27
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** NA

TOP FLOOR LIVING AT GATEWAY SOUTHCENTRE. Just awarded Condo of the Year for Southern Alberta by CCI and for good reason. This modern 2 Bedroom plus Den, 2 Bathroom condo offers nearly 900 sqft of bright, open space with 9 ft Ceilings, almost Floor-to-Ceiling Windows overlooking the peaceful Courtyard. Enjoy a Private Balcony with Gas Line, In Suite Laundry, A/C, Heated Underground Parking, and Storage. Gateway Southcentre is known for its exceptional amenities: Fitness Centre with Studio, 2 Guest Suites, 2 Owner Lounge/Party Rooms Grand Foyer, On-Site Management, and serene Zen Courtyard. Utilities included in the condo fees. Pet Friendly (size restriction) upon board approval. Prime location at Macleod Trail and Anderson - walk to cafes, shopping, amenities, and transit/LRT, with Fish Creek Park nearby. Perfect for downsizers or first time buyers seeking style, comfort, and convenience!