



GRASSROOTS
REALTY GROUP

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1708, 11811 Lake Fraser Drive SE
Calgary, Alberta

MLS # A2263976



\$258,000

Division:	Lake Bonavista		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	570 sq.ft.	Age:	2008 (17 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Geothermal, Heat Pump	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Flat, Tar/Gravel	Condo Fee:	\$ 550
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stone, Stucco, Wood Frame	Zoning:	M-H1 d247
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		
Inclusions:	None		

Step into the enchanting allure of Gateway Southcentre, where this beautifully upgraded 1 bed + den ground floor sanctuary awaits. Boasting 9-foot ceilings, large windows, luxury flooring and a large private patio overlooking a quiet street, this residence radiates charm and grace. The kitchen offers S/S appliances, custom cabinets, granite countertops plus a large center island/breakfast bar perfect for culinary enthusiasts and social butterflies alike. Completing this lovely home is a good sized bedroom, 4pc bath and laundry area. Additional bonuses: ALL utilities included in the condo fees plus a host of amenities including one titled U/G parking stall with a large storage cage in front plus a fitness centre, party rooms, guest suites and a huge central courtyard perfect for enjoying the beautiful outdoors. Located steps away from Southcentre Mall, City Transit/LRT station, schools, parks, restaurants and easy access to main roadways.