



GRASSROOTS
REALTY GROUP

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**4505, 11811 Lake Fraser Drive SE
Calgary, Alberta**

MLS # A2269644



\$242,900

Division:	Lake Bonavista		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	528 sq.ft.	Age:	2008 (17 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	Landscaped, Lawn		

Heating:	Forced Air, Geothermal, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	-	Condo Fee:	\$ 453
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	M-H1 d247
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: Built-in closet shelving, TV wall mount in bedroom, curtain rods and blinds, light fixtures (All included "as is")

Welcome to Gateway South Centre in the heart of Lake Bonavista, one of Calgary's most sought-after communities. This exceptionally well-managed concrete building is renowned for its quality and care, proudly recognized as the 2025 Condominium of the Year by the Canadian Condominium Institute (CCI). Enjoy peace of mind with geo-thermal heating, cooling, and electricity—all included in the condo fees. Plus, this pet-friendly residence ensures every member of your household feels right at home. This bright and inviting one-bedroom suite offers a thoughtfully designed open-concept layout, bathed in natural light and enhanced by the comfort of central air conditioning. The kitchen flows seamlessly into the living area, creating a warm and functional space perfect for both relaxing and entertaining. Featuring in-suite laundry, a spacious bedroom, and a private patio with a gas BBQ hookup, overlooking a serene courtyard with mature trees and landscaped green space—a tranquil retreat in the city. Residents of Gateway South Centre enjoy an impressive collection of amenities, including a fully equipped fitness centre, a beautifully appointed party room with a full kitchen for hosting gatherings, and a social lounge complete with a pool table, ping-pong, fireplace, TV, and kitchenette. For your guests' convenience, the building offers two guest suites and ample visitor parking. Finally, all with the convenience of a heated underground parkade with titled parking stall and assigned storage. All of this is ideally located within walking distance to the LRT, Avenida Village's shops and restaurants, Fish Creek Provincial Park, and Southcentre Mall—offering the perfect balance of comfort, convenience, and community.

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