

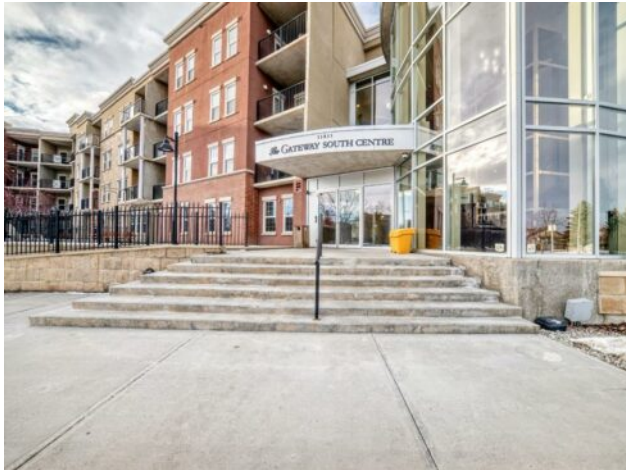


GRASSROOTS
REALTY GROUP

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3304, 11811 Lake Fraser Drive SE
Calgary, Alberta

MLS # A2278083



\$335,000

Division:	Lake Bonavista		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	884 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Geothermal, Heat Pump
Floors:	Carpet, Ceramic Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Brick, Concrete, Stucco
Foundation:	Poured Concrete
Features:	Breakfast Bar, No Smoking Home, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	\$ 799
LLD:	-
Zoning:	M-H1 d247
Utilities:	-

Inclusions: 1 garage opener(fob) and 3 tags

Welcome to this bright and well maintained 2 bedroom, 2 bathroom + den condo, located on the third floor of the award-winning Gateway SouthCentre, proudly named 2025 Condominium of the Year by the Canadian Condominium Institute (CCI), Southern Alberta. This sun-filled, south-facing unit overlooks the peaceful courtyard and green space and is set within a solid concrete, soundproof building. The open-concept layout showcases true pride of ownership, featuring a gourmet kitchen with stainless steel appliances, ample cabinetry, and a functional design ideal for everyday living and entertaining. The den has been thoughtfully converted into a walk-in closet, offering exceptional storage, while a separate laundry closet adds everyday convenience. Step outside to your private balcony with a gas line, perfect for a BBQ or cozy fire table, extending your living space for year-round enjoyment. This single-level home includes one titled, heated underground parking stall with a storage cage conveniently located directly in front of the stall. Residents enjoy outstanding amenities including a fitness centre, party rooms, and guest suites. Ideally located with shopping, restaurants, Fish Creek Park, bus service right outside the complex, and LRT Station nearby, this home offers an exceptional blend of comfort, quality, and convenience.