



GRASSROOTS
REALTY GROUP

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**6608, 11811 Lake Fraser Drive SE
Calgary, Alberta**

MLS # A2279186



\$305,000

Division:	Lake Bonavista		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	743 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	1
Garage:	Guest, Heated Garage, Owned, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Geothermal	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 797
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	M-H1 d247
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Breakfast Bar, Chandelier, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Recreation Facilities, Storage, Walk-In Closet(s), Wired for Data

Inclusions: 3 Bar Stools, Bathroom Storage Shelf, Pantry, 2 Shelves in Laundry Room

Welcome to the pet friendly Gateway South Centre complex - awarded Condo of the Year in 2025! Located in the highly sought-after, amenity-rich community of Lake Bonavista. This 2 bed + 1 bath PENTHOUSE unit has been fully remodeled, with outstanding views from both bedrooms and living room. Offering 2 TITLED underground heated Parking Stalls and Storage Locker - a rare and valuable combination in this complex. Flooded with natural light, this SOUTH FACING unit features large windows in both bedrooms and the living room, creating a bright and airy atmosphere throughout the day. The gorgeous kitchen is the heart of the home, complete with Granite Countertops, an extended Breakfast Bar, a full suite of Stainless Steel Appliances, a brand-new LG microwave, and an added Pantry that stays with the home. Recently updated with fresh Paint, new light grey LVP Flooring, modernized Lighting, and a new Heat Pump installed in 2020, ensuring year-round comfort. The South Facing Patio has beautiful views with a Natural Gas hookup. The thoughtful layout and elevated finishes make this home truly move-in ready. ALL utilities & A/C are included in the Condo Fees! Offering exceptional value and peace of mind. Residents of Gateway South Centre have access to outstanding amenities, including a beautifully landscaped Courtyard, 2 Recreation Rooms, a full Fitness Centre with Yoga Studio, a Guest Suite for visitors, and ample Visitor Parking. This is a rare opportunity to own a top-floor, south-facing, fully updated condo in one of Calgary's most established and desirable communities!