



**GRASSROOTS**  
REALTY GROUP

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**3105, 11811 Lake Fraser Drive SE  
Calgary, Alberta**

**MLS # A2281080**



**\$228,000**

|                  |                                            |               |                   |
|------------------|--------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Lake Bonavista                             |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories)         |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                |               |                   |
| <b>Size:</b>     | 588 sq.ft.                                 | <b>Age:</b>   | 2006 (20 yrs old) |
| <b>Beds:</b>     | 1                                          | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Heated Garage, Owned, Parkade, Underground |               |                   |
| <b>Lot Size:</b> | -                                          |               |                   |
| <b>Lot Feat:</b> | -                                          |               |                   |

|                    |                                                  |
|--------------------|--------------------------------------------------|
| <b>Heating:</b>    | Geothermal, Heat Pump                            |
| <b>Floors:</b>     | Vinyl Plank                                      |
| <b>Roof:</b>       | Tar/Gravel                                       |
| <b>Basement:</b>   | -                                                |
| <b>Exterior:</b>   | Brick, Concrete, Stucco                          |
| <b>Foundation:</b> | -                                                |
| <b>Features:</b>   | Granite Counters, Kitchen Island, No Animal Home |

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 566

**LLD:** -

**Zoning:** M-H1 d247

**Utilities:** -

**Inclusions:** N/A

Welcome to Gateway Southcentre -Proudly recognized as the 2025 Condominium of the year. This 1-bedroom, 1 Bathroom apartment combines comfort and convenience. In-suite laundry, storage and a sunny east exposure. This condo has been refreshed with new paint throughout, vinyl plank flooring, and updated light fixtures. This is such a well-designed building with all comforts, with a fitness center, yoga room, party room, and guest suites. This concrete building is fully air-conditioned to enjoy the hot summer days. A sunny, exposed apartment will truly please, including a 1 Titled parking space and a storage locker. Immediate access to Macleod Trail, Canyon Meadows LRT, and a nearby shopping centre; other shops and professional services are close by. This location surpasses all expectations - all within your grasp. Quick possession available - no waiting. Book Your showing today.