



GRASSROOTS
REALTY GROUP

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1406, 11811 Lake Fraser Drive SE
Calgary, Alberta

MLS # A2286503



\$239,500

Division:	Lake Bonavista		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	686 sq.ft.	Age:	2008 (18 yrs old)
Beds:	1	Baths:	1
Garage:	Enclosed, Off Street, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Geothermal, Heat Pump

Floors: Laminate, Tile

Roof: -

Basement: -

Exterior: Brick, Concrete, Stucco

Foundation: -

Features: Breakfast Bar, Closet Organizers, Open Floorplan, Quartz Counters, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 614

LLD: -

Zoning: M-H1 d247

Utilities: -

Inclusions: None

Live in the award-winning Calgary condo of the year 2025 at Gateway Southcentre. This expansive one-bedroom plus den unit offers nearly 700 square feet of functional living space that has been freshly updated with modern laminate flooring and new paint throughout. The bright, open-concept layout features a kitchen equipped with timeless maple cabinetry, stainless steel appliances, and quartz countertops with a breakfast bar. The living area extends naturally to the patio, which is perfect for summer barbecues and outdoor relaxation. Pet owners will particularly appreciate this location, as the main-floor unit provides direct access from your patio to the sidewalk, making morning walks effortless. The primary bedroom is generously scaled with a walk-in closet, complemented by a four-piece bath and a dedicated den that serves as an ideal home office. This property comes complete with in-suite laundry, titled underground parking, and an assigned storage area. The building offers efficient geothermal heating and cooling alongside premium amenities including a fitness center, guest suites, a party room, and underground visitor parking. Located within walking distance to the trendy shops and restaurants in Avenida and Southcentre Mall, this home offers easy access to major roads and urban conveniences.