



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

**MLS # A2293089**



**\$294,500**

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

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

**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

**\*\*OPEN HOUSE - Sun 1:30-4:30PM\*\*** 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!