



**#1608, 11811 Lake Fraser Drive SE
Calgary, Alberta**

MLS # A2298761



\$279,900

Division:	Lake Bonavista		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	746 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	1
Garage:	Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Geothermal, Hot Water

Water: -

Floors: Vinyl

Sewer: -

Roof: Tar/Gravel

Condo Fee: \$ 766

Basement: -

LLD: -

Exterior: Brick, Concrete, Stucco

Zoning: M-H1 d247

Foundation: -

Utilities: -

Features: Granite Counters

Inclusions: N/A

2 BEDROOM | 1 BATHROOM | 2 TITLED UNDERGROUND PARKING | SOUTH-FACING MAIN FLOOR | CONCRETE BUILDING
Welcome to this beautifully maintained, owner-occupied 2-bedroom main floor unit in the highly sought-after Gateway South Centre, recognized as Southern Alberta's top condo community in 2025. This bright, south-facing home is filled with natural light and features fresh White Dove paint, newly installed light-toned vinyl flooring, and upgraded lighting throughout. The kitchen offers restored cabinetry and newer appliances (dishwasher, stove, microwave) all replaced within the last 2 years. Enjoy a modern living space with a stylish wood-accent TV wall, a spacious primary bedroom, and a versatile second bedroom perfect for guests, office, or small family. In-suite laundry adds everyday convenience. Step out to your private ground-floor patio with direct access and gas hookup, ideal for BBQs and easy living. Includes 2 titled heated underground stalls (one with storage). One stall currently generates \$100+/month rental income (option to continue). Ample visitor parking available. Located steps from shopping, transit, Avenida Village & Medical Centre, and minutes to South Centre Mall. This pet-friendly, concrete building offers excellent soundproofing, strong reserve fund, geothermal heating & A/C, and premium amenities including a gym, yoga studio, 2 rec rooms, and guest suites. Condo fees include heat, water, and electricity. Perfect for first-time buyers, downsizers, or investors.