



**3604, 11811 Lake Fraser Drive SE  
Calgary, Alberta**

**MLS # A2304046**



**\$335,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Lake Bonavista                     |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 883 sq.ft.                         | <b>Age:</b>   | 2008 (18 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Underground                        |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |  |                   |           |
|--------------------|--|-------------------|-----------|
| <b>Heating:</b>    | Geothermal   | <b>Water:</b>     | -         |
| <b>Floors:</b>     | Carpet, Linoleum, Vinyl Plank                                    | <b>Sewer:</b>     | -         |
| <b>Roof:</b>       | -  | <b>Condo Fee:</b> | \$ 832    |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -         |
| <b>Exterior:</b>   | Brick, Concrete, Stucco  | <b>Zoning:</b>    | M-H1 d247 |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -         |
| <b>Features:</b>   | Closet Organizers, French Door, Granite Counters, Kitchen Island |                   |           |

**Inclusions:** 3 Shelves in den, Cabinet in the walkthrough closet,

Open house Saturday April 25, 2:30 - 4:30 pm. Welcome to Gateway South Centre, a 2025 CCI Southern Alberta Condo of the Year award-winning community. This well-managed concrete building is known for its quality construction, energy efficiency, and exceptional lifestyle offering, including geothermal heating and solar-supported systems, providing enhanced comfort and the potential for long-term utility savings. This beautifully maintained 2-bedroom + den unit features an incredibly desirable open-concept layout, ideal for both everyday living and entertaining. The gorgeous kitchen is the heart of the home, complete with granite countertops, an extended breakfast bar, and modern stainless steel appliances. Recent luxury vinyl plank flooring runs throughout, creating a modern and cohesive feel. Overlooking the peaceful courtyard, the unit offers a functional and spacious design. The primary retreat includes a walk-through closet and private ensuite. The second bedroom, featuring French doors, offers flexibility for guests or a stylish home office. The separate den is perfect for work-from-home needs or additional storage. Residents enjoy outstanding amenities, including a state-of-the-art fitness centre, social rooms, guest suites, on-site management and security, and ample visitor parking. Ideally located within walking distance to the C-Train and Avenida Food Hall & Fresh Market, this home offers the perfect blend of comfort, convenience, and connection in a vibrant, established community.