



**4413, 11811 Lake Fraser Drive SE  
Calgary, Alberta**

**MLS # A2189153**



**\$269,900**

<b>Division:</b>	Lake Bonavista		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	574 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 517
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island		

**Inclusions:** n/a

Great value in this 4th floor, west facing 1 bedroom + flex space in the Gateway Southcentre. A very well designed, open concept floor plan that has been meticulously cared for. Stylish kitchen showcasing granite countertops, stainless steel appliances, double sink + subway tile backsplash. Enjoy the flex space just inside the door as a home office, bar table or pantry storage. The blended living + dining areas are ideal for entertaining friends and family. Topping off the perks of the unit are: large bedroom, west facing balcony with gas BBQ connection, in-suite laundry + underground titled parking stall with storage. Don't forget about the great building amenities: full gym + yoga studio, owner's lounge with kitchen, interior courtyard, onsite guest suites + several designated guest parking stalls. Condo fees include ALL of your main utilities! A prime location in Calgary's south sector with close proximity to Southcentre mall, easy access to MacLeod Trail, Anderson, transit, Fish Creek Park and all sort of pubs, restaurants + grocery options.