

\$284,900 - 2412, 11811 Lake Fraser Drive Se, Calgary

MLS® #A2196769

\$284,900

1 Bedroom, 1.00 Bathroom, 591 sqft
Residential on 0.00 Acres

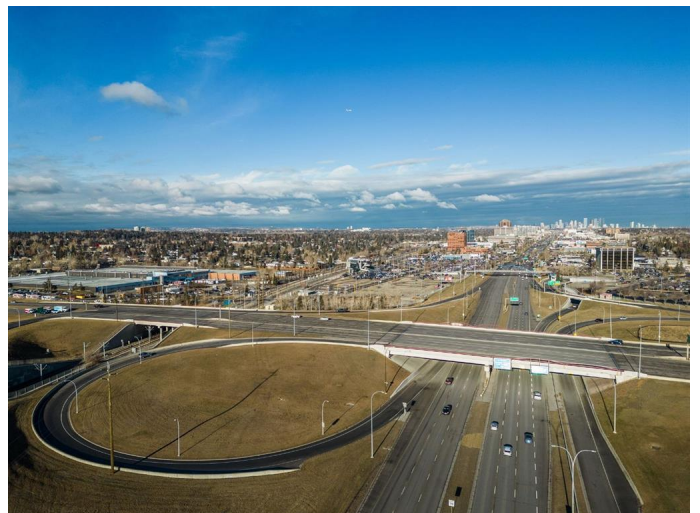
Lake Bonavista, Calgary, Alberta

Experience stylish living in this beautiful Gateway Southcentre condo, featuring 9-foot ceilings and an abundance of natural light. The open-concept design includes a modern kitchen with stainless steel appliances and granite countertops. This 2nd-floor unit has a brand-new furnace (2024) for added comfort. Enjoy top-tier amenities, including a fitness centre, yoga studio, two party rooms, an owner's lounge with a kitchen, an interior courtyard, and two guest suites. The building also features an energy-efficient geothermal system. Your titled underground heated parking stall ensures convenience year-round. Located steps from Southcentre Mall, Avenida Market, shopping, and dining, with quick access to major roads and just a 15-minute walk to Canyon Meadows LRT. Condo fees (\$484.93) include ALL utilities. Pet-friendly (with board approval) and no age restrictions. Don't miss out—book your showing today! (Some images have been digitally staged)

Built in 2007

Essential Information

| | |
|------------|-----------|
| MLS® # | A2196769 |
| Price | \$284,900 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |



| | |
|----------------|-------------------|
| Square Footage | 591 |
| Acres | 0.00 |
| Year Built | 2007 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|----------------------------------|
| Address | 2412, 11811 Lake Fraser Drive Se |
| Subdivision | Lake Bonavista |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2J 7J1 |

Amenities

| | |
|----------------|---|
| Amenities | Elevator(s), Fitness Center, Parking, Trash, Visitor Parking, Guest Suite |
| Parking Spaces | 1 |
| Parking | Stall, Underground, Parkade |

Interior

| | |
|-------------------|--|
| Interior Features | Granite Counters, Kitchen Island, No Animal Home, No Smoking Home |
| Appliances | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating | Forced Air, Heat Pump |
| Cooling | Central Air |
| # of Stories | 6 |

Exterior

| | |
|-------------------|---------------------------------------|
| Exterior Features | BBQ gas line, Courtyard |
| Construction | Brick, Concrete, Metal Siding, Stucco |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | March 6th, 2025 |
| Days on Market | 29 |
| Zoning | DC |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Greater Property Group |
|----------------|------------------------|

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