

# \$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

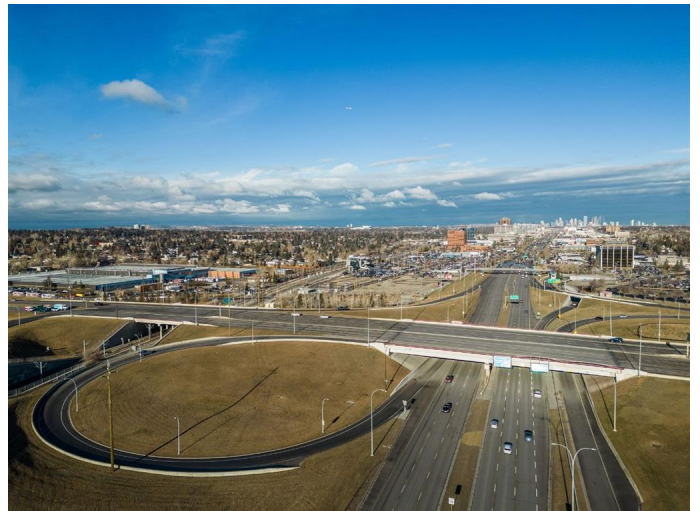
Lake Bonavista, Calgary, Alberta

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	8
Zoning	DC

### **Listing Details**

Listing Office	Greater Property Group
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