

2310, 11811 lake fraser Drive SW  
Calgary, Alberta

MLS # A2217300

\$269,900

Division:	Lake Bonavista		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	583 sq.ft.	Age:	2007 (18 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Geothermal, Hot Water	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 550
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stone, Stucco	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions: NA

Welcome to Gateway SouthCentre &mdash; a well-appointed and professionally managed building offering upscale living in one of Calgary's most connected communities. This beautifully upgraded 1-bedroom + den unit presents an exceptional opportunity for a first-time buyer, professional couple, investors, or down-sizer seeking style, comfort, and lifestyle in equal measure. Thoughtfully designed with 9-foot ceilings, an open-concept layout, and large windows overlooking the quiet courtyard and green space and finished with elevated touches throughout. The kitchen features granite countertops, maple cabinetry, stainless steel appliances, and a generous oversized island &mdash; perfect for cooking and casual entertaining alike. The den offers ideal flexibility as a home office, study space, or reading nook, while the private balcony is perfect for a morning coffee or evening unwind. Recent upgrades include custom LVP flooring throughout (no carpet!), designer paint selections, and a newer heat and A/C pump to keep your space perfectly comfortable year-round. All utilities are included in the condo fees, offering added convenience and peace of mind. Enjoy the full suite of Gateway amenities: heated underground parking, a fully equipped fitness centre and yoga room, two party rooms for gatherings, and two guest suites available for visiting friends or family. With transit and the LRT just steps away, plus quick access to SouthCentre Mall, restaurants, groceries, and downtown Calgary, this is urban living made effortless. Exceptional value. Refined lifestyle. Move-in ready.