

6402, 11811 Lake Fraser Drive SE
Calgary, Alberta

MLS # A2263770

\$344,900

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|-----------|---------------------------------------|--------|-------------------|
| Division: | Lake Bonavista | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Penthouse | | |
| Size: | 878 sq.ft. | Age: | 2006 (19 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Parkade, Secured, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|--|------------|---------|
| Heating: | Geothermal | Water: | - |
| Floors: | Linoleum, Vinyl | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 841 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete | Zoning: | M-H-d27 |
| Foundation: | - | Utilities: | - |
| Features: | Elevator, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan | | |

Inclusions: NA

TOP FLOOR LIVING AT GATEWAY SOUTHCENTRE. Just awarded Condo of the Year for Southern Alberta by CCI and for good reason. This modern 2 Bedroom plus Den, 2 Bathroom condo offers nearly 900 sqft of bright, open space with 9 ft Ceilings, almost Floor-to-Ceiling Windows overlooking the peaceful Courtyard. Enjoy a Private Balcony with Gas Line, In Suite Laundry, A/C, Heated Underground Parking, and Storage. Gateway Southcentre is known for its exceptional amenities: Fitness Centre with Studio, 2 Guest Suites, 2 Owner Lounge/Party Rooms Grand Foyer, On-Site Management, and serene Zen Courtyard. Utilities included in the condo fees. Pet Friendly (size restriction) upon board approval. Prime location at Macleod Trail and Anderson - walk to cafes, shopping, amenities, and transit/LRT, with Fish Creek Park nearby. Perfect for downsizers or first time buyers seeking style, comfort, and convenience!