

\$264,999 - 5413, 11811 Lake Fraser Drive Se, Calgary

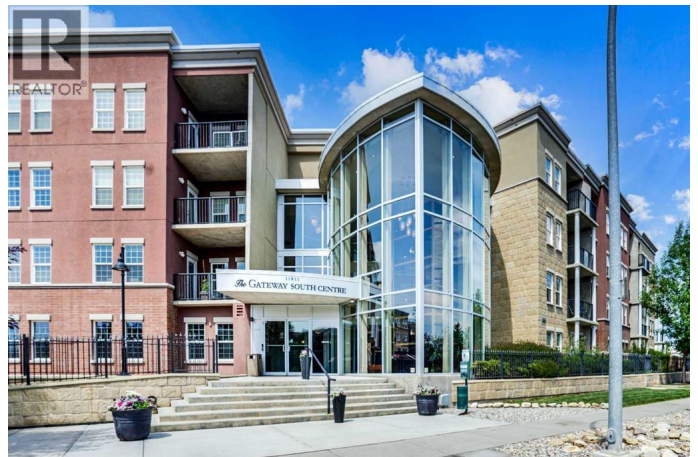
MLS® #A2240702

\$264,999

1 Bedroom, 1.00 Bathroom, 570 sqft
Single Family on 0.00 Acres

Lake Bonavista, Calgary, Alberta

OPEN HOUSE!! Saturday, September 6, 2025
12:00pm-3:00pm. Sunday, September 7, 2025
3:00pm-5:00pm. Welcome to Gateway South
Centre! This beautiful 1-bedroom, 1-bath
condo unit located on the 5th floor offers the
perfect blend of comfort, style, and modern
convenience. Featuring 9-foot ceilings and
panoramic windows, the unit is filled with
natural light and showcases stunning,
tree-lined views that are breathtaking in every
season. Recent Upgrades include Heat pump
serviced in 2024, ensuring efficient climate
control. Fresh Paint completed in 2022, which
adds to the unit's clean and inviting
ambiance. The living room, kitchen, and
washroom feature stylish and durable Luxury
Vinyl Flooring, combining elegance with
practicality. Escape the summer heat with A/C
that offers a cool serene retreat and effortless
comfort throughout the year. The stylish
kitchen is the heart of the home, featuring
warm maple cabinetry, sleek black granite
countertops, and well maintained appliances.
Located near elevator 4, this unit offers quick
and convenient access to the underground
heated parking, simplifying your routine and
errands. Professionally managed, the building
benefits from attentive maintenance that keeps
common areas and amenities in excellent
condition. Additionally, your Condo Fees
INCLUDE ELECTRICITY making budgeting
straightforward. Gateway South Centre boasts
exceptional AMENITIES, including a Fitness
Center, Yoga Studio, Two Spacious Party



Rooms (one with a fully equipped kitchen available free of charge), Two Guest Suites (you can book at a low nightly rate), Owner's Lounge, a beautiful Interior Courtyard, ample Visitors Parking (outside and heated underground), plenty of Elevators for accessibility and no long waits, and a secure entry for a convenient and comfortable lifestyle. This home truly offers a prime location making it walking distance to Avenida Market, Restaurants, Cafes, Shops, Medical Services, Fitness Studios, and just minutes away to Southcentre Mall. Commuting is effortless with a bus stop right outside the building making it close to Canyon Meadows C-Train Station (4 min away) and Anderson C-Train station nearby. Quick access to Macleod Trail and Anderson Road makes getting around the city a breeze. For nature lovers, Fish Creek Park is just a short drive away, offering endless outdoor activities. Whether you're running errands, commuting, or exploring the city, this location has it all. No matter if you're a first-time buyer, downsizing, or investor, this unit offers incredible value, peace of mind, and convenience. Book your showing with your favourite Realtor now! (id:6289)

Built in 2008

Essential Information

Listing #	A2240702
Price	\$264,999
Bedrooms	1
Bathrooms	1.00
Square Footage	570
Acres	0.00
Year Built	2008
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	5413, 11811 Lake Fraser Drive Se
Subdivision	Lake Bonavista
City	Calgary
Province	Alberta
Postal Code	T2J7J1

Amenities

Amenities	Schools, Shopping, Exercise Centre, Guest Suite, Party Room, Recreation Centre
Features	No Animal Home, No Smoking Home, Guest Suite, Parking
Parking Spaces	1
Parking	Underground

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo, Washer & Dryer
Heating	Geo Thermal Heat Pump
Cooling	Central air conditioning
# of Stories	6

Exterior

Exterior	Brick, Concrete, Stone
Construction	Poured concrete

Listing Details

Listing Office	Diamond Realty & Associates LTD.
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Listing information last updated on October 14th, 2025 at 6:01am PDT