

\$248,800 - 3411, 11811 Lake Fraser Drive Se, Calgary

MLS® #A2257282

\$248,800

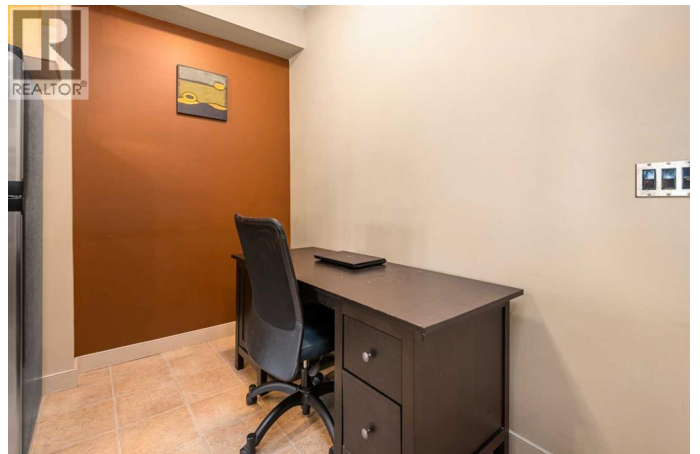
1 Bedroom, 1.00 Bathroom, 606 sqft

Single Family on 0.00 Acres

Lake Bonavista, Calgary, Alberta

Welcome to Gateway South Centre! This bright and modern 1-bedroom, 1-bath condo on the 3rd floor offers comfort and style. Enjoy 10-foot ceilings and large windows. The living room is spacious and bright and the kitchen features warm maple cabinets, black granite countertops, and stainless appliances. There is a small den to keep the computer separate from the living area. The unit is close to elevator 5, making it easy to reach the underground heated parking. Stay cool in the summer with air conditioning. The building is well managed and well-maintained. Condo fees include electricity, making your bills simple. Enjoy great amenities: a fitness center, yoga studio, two party rooms (one with a free kitchen), two guest suites (book at a low rate), owner's lounge, interior courtyard, lots of visitor parking (outside and underground), plenty of elevators, and secure entry. The location is excellent—walk to Avenida Market, restaurants, shops, medical services, and more. Southcentre Mall is just minutes away. There's a bus stop right outside, and you're close to Canyon Meadows and Anderson C-Train stations, plus quick access to Macleod Trail and Anderson Road. Fish Creek Park is nearby for outdoor fun. This condo is perfect for first-time buyers, downsizers, or investors. It offers great value, peace of mind, and convenience. Book your showing today! (id:6289)

Built in 2004



Essential Information

Listing #	A2257282
Price	\$248,800
Bedrooms	1
Bathrooms	1.00
Square Footage	606
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	3411, 11811 Lake Fraser Drive Se
Subdivision	Lake Bonavista
City	Calgary
Province	Alberta
Postal Code	T2J7J7

Amenities

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

Interior

Appliances	Refrigerator, Dishwasher, Stove, Dryer, Microwave Range Hood Combo, Window Coverings, Washer/Dryer Stack-Up
Heating	Geo Thermal Forced air
Cooling	Central air conditioning
# of Stories	5

Exterior

Exterior	Brick, Concrete
Construction	Poured concrete

Listing Details

Listing Office	CIR Realty
----------------	------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 14th, 2025 at 3:16am PDT