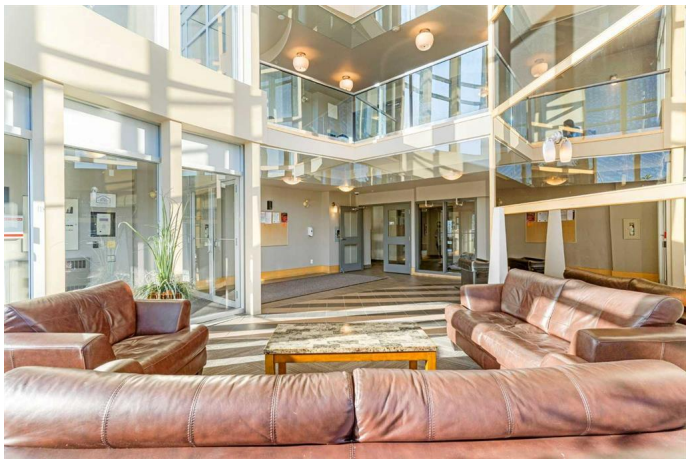
$279,972 - 4406, 11811 Lake Fraser Drive Se, Calgary

MLS® #A2223694

$279,972

1 Bedroom, 1.00 Bathroom, 688 sqft
Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta



4406, 11811 Lake Fraser Drive SE â€“ Exceptional Fourth Floor, West Facing Views | Gateway Southcentre Is In The Coveted Community of Lake Bonavista | Open Concept Floor Plan | Kitchen Boasts Stylish Cabinets, Sleek, Black Appliances & Granite Countertops | Generous Sized Primary Bedroom With Walk-In Closet, Plus A Den or Office | Forget About A Gym Membership! Amazing Amenities Include A State of the Art Fitness Centre, A Dedicated Yoga Studio, Two Party Rooms For Entertaining, Ownerâ€™s Lounge With Kitchen, Interior Courtyard, Two Onsite Guest Suites & Several Guest Parking Stalls | Convenient Titled Underground-Heated Parking Stall With Storage Space| Building Features Unique Energy-Saving Geothermal Heat & Cooling System | Steps To Southcentre Mall, Avenida Market, Shopping, Dining & Entertainment | Located On The Corner Of Macleod Trail & Anderson Road With Quick Access To Major Roads | 15 Minute Walk To Canyon Meadows LRT Station | Condo Fees $646.58 Include ALL Utilities, Common Area Maintenance, Electricity, Heat, Water, Sewer, Insurance, Maintenance Grounds, Parking, Professional Management, & Reserve Fund Contributions | PETS Subject to Board Approval â€“ â€˜Tweetyâ€™ Bird(s) or â€˜Sylvesterâ€™ The Cat or Dog (Max 23 kilograms) | No Age Restrictions | No Short Term Rentals.

Built in 2006

Essential Information

MLS® #	A2223694
Price	$279,972
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	688
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	4406, 11811 Lake Fraser Drive Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 7J1

Amenities

Amenities	Clubhouse, Elevator(s), Fitness Center, Parking, Party Room, Recreation Facilities, Recreation Room, Secured Parking, Storage, Visitor Parking, Guest Suite
Parking Spaces	1
Parking	Parkade, Stall, Titled, Underground, Secured

Interior

Interior Features	Breakfast Bar, Granite Counters, High Ceilings, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Natural Gas, Geothermal
Cooling	Central Air
# of Stories	6

Exterior

Exterior Features	Balcony, Courtyard, Storage

Roof	Membrane
Construction	Brick, Concrete, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	June 12th, 2025
Days on Market	4
Zoning	DC

Listing Details

Listing Office	Real Broker

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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. Used under license.