

# \$268,000 - 1708, 11811 Lake Fraser Drive Se, Calgary

MLS® #A2241973

**\$268,000**

1 Bedroom, 1.00 Bathroom, 570 sqft

Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

Step into the enchanting allure of Gateway Southcentre, where this beautifully upgraded 1 bed + den ground floor sanctuary awaits. Boasting 9-foot ceilings, large windows, luxury flooring and a large private patio overlooking a quiet street, this residence radiates charm and grace. The kitchen offers S/S appliances, custom cabinets, granite countertops plus a large center island/breakfast bar perfect for culinary enthusiasts and social butterflies alike. Completing this lovely home is a good sized bedroom, 4pc bath and laundry area. Additional bonuses: ALL utilities included in the condo fees plus a host of amenities including a titled U/G parking stall, fitness center, party rooms, guest suites plus a huge central courtyard perfect for enjoying the beautiful outdoors. Located steps away from Southcentre Mall, City Transit/LRT station, schools, parks, restaurants and easy access to main roadways.

Built in 2008

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2241973  |
| Price          | \$268,000 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 570       |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2008              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 1708, 11811 Lake Fraser Drive Se |
| Subdivision | Lake Bonavista                   |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T2J 7J4                          |

### Amenities

|                |                                                                                                               |
|----------------|---------------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Guest Suite, Park, Party Room, Secured Parking, Visitor Parking, Fitness Center, Recreation Room |
| Parking Spaces | 1                                                                                                             |
| Parking        | Stall, Titled, Underground                                                                                    |

### Interior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings                   |
| Heating           | Geothermal, Heat Pump                                                                                                              |
| Cooling           | Central Air                                                                                                                        |
| # of Stories      | 6                                                                                                                                  |

### Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Private Entrance                           |
| Roof              | Flat, Tar/Gravel                           |
| Construction      | Brick, Concrete, Stone, Stucco, Wood Frame |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2025 |
| Days on Market | 14              |
| Zoning         | M-H1 d247       |

### Listing Details

Listing Office                      2% Realty

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