

**4711, 11811 Lake Fraser Drive SE**  
**Calgary, Alberta**

**MLS # A2304180**



**\$379,900**

<b>Division:</b>	Lake Bonavista		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,103 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Geothermal	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,032
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-H1 d247
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Open Floorplan		

**Inclusions:** None

Discover the exceptional lifestyle awaiting you at Gateway Southcentre! This stunning top-floor unit boasts an array of high-end features, including elegant hardwood floors and sleek ceramic tile throughout. Enjoy the grandeur of **\*\*9-foot ceilings\*\*** and bask in natural light streaming through the floor-to-ceiling windows in the living room, complemented by **\*\*two expansive balconies\*\*** offering breathtaking views to the East and South. This well-appointed residence includes **\*\*two spacious bedrooms\*\*** and **\*\*two full bathrooms\*\***, along with the convenience of **\*\*two heated underground parking stalls\*\***, one of which is equipped with a storage locker. The gourmet kitchen is a chef's dream, showcasing beautiful maple cabinets, luxurious granite countertops, modern stainless steel appliances, and a stylish tile backsplash. Building amenities elevate your living experience with **\*\*central air conditioning\*\***, a fully-equipped exercise room, guest suites for visitors, and two inviting gathering rooms perfect for socializing. Located conveniently close to transit and shopping, this unit truly has it all! Don't miss the opportunity to call this remarkable space your home. **\*\*Contact us today to schedule your private viewing!\*\***