

5601, 11811 Lake Fraser Drive SE
Calgary, Alberta

MLS # A2333220



\$224,500

Division:	Lake Bonavista		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	516 sq.ft.	Age:	2007 (19 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Geothermal, Heat Pump	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 466
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	M-H1 d247
Foundation:	-	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to Unit 5601 at Gateway Southcentre — a bright, well-maintained 1-bedroom, 1-bathroom apartment on the 5th floor of this sought-after concrete high-rise. Condo fees cover electricity, heat, water/sewer, and heated underground parking, making monthly budgeting simple and predictable. Enjoy natural east-facing light through generous windows and a private balcony overlooking the peaceful central courtyard garden — one of the building's quietest outlooks. The functional 509 sq. ft. layout maximizes every inch, featuring 9-ft ceilings, maple cabinetry, granite countertops, a full appliance package, and in-suite laundry. Conveniently positioned near the elevator and south exit, the unit offers easy access throughout the building. Exceptional amenities include two party/social rooms, a fully equipped fitness centre, guest suites, surface and underground visitor parking, and an impressive atrium lobby. Southcentre Mall is just a 10-minute walk away, with restaurants, banking, transit, and Fish Creek Provincial Park all nearby. Vacant and move-in ready, this home is an excellent choice for first-time buyers, investors, or anyone looking to downsize without compromising convenience or lifestyle. Don't miss this rare combination of location, value, and all-inclusive convenience at one of Calgary's most amenity-rich addresses.