

5504, 11811 Lake Fraser Drive SE
Calgary, Alberta

MLS # A2338896



\$299,900

Division:	Lake Bonavista		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	882 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Geothermal	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 865
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	M-H1 d247
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage		
Inclusions:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings		

Exceptional value, security, and a brilliantly designed layout await in this two-bedroom condo. Designed with function in mind, the unit features a highly desirable split-bedroom floor plan with the bedrooms located on opposite sides of the central living area for optimal privacy and noise separation. The spacious primary suite serves as a private retreat complete with its own dedicated 3-piece ensuite, while the second bedroom sits by to a full 4-piece main bathroom. This home offers the perfect balance of shared living space and personal quiet, complete with secure titled underground parking. Living at Gateway Southcentre is all about community and convenience. Residents enjoy access to an impressive array of resort-style building amenities right inside the complex. Keep active in the fully equipped fitness centre, host larger gatherings in the spacious social room, and comfortably accommodate visiting friends and family using the convenient, hotel-style rentable guest suites. The lifestyle here extends well beyond your doorstep. Located directly across from the Avenida shopping complex and just minutes from Southcentre Mall, you have quick access to local dining, boutique shopping, and everyday essentials. Outdoor enthusiasts will love being close to Fish Creek Provincial Park for weekend trails and green spaces. Plus, quick access to Macleod Trail, Anderson Road, and the LRT makes commuting anywhere in Calgary effortless.