

3616, 11811 Lake Fraser Drive SE
Calgary, Alberta

MLS # A2350293

\$245,000

Division:	Lake Bonavista		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	750 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	1
Garage:	Guest, Heated Garage, Owned, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Geothermal	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 699
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	M-H1 d247
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Granite Counters, High Ceilings, Open Floorplan, Storage		

Inclusions: N/A

AMAZING BUILDING AMENITIES | SOUTH EXPOSURE WITH PATIO | TITLED UNDERGROUND PARKING + STORAGE | FEES INCLUDE ELECTRICITY | Welcome to "The Gateway at SouthCentre", a centrally located building close to Southcentre Mall and the boutique shops of Avenida, and within walking distance of Anderson C-Train station. This bright, south-facing unit features 2 large bedrooms, ample kitchen space with plenty of storage and stainless steel appliances, laminate flooring throughout, granite counters and plenty of natural light. The thoughtfully designed layout includes space for a home office or guest bedroom, along with a large laundry room with plenty of storage and a south-facing patio with a gas line. Recent updates include a new washer and dryer and a new heat pump. The building offers a full-size gym and fitness area, 2 separate guest suites, a beautiful covered courtyard, visitor parking and even an outdoor mini-gym. Don't miss out on this great unit. Call today for a private showing.