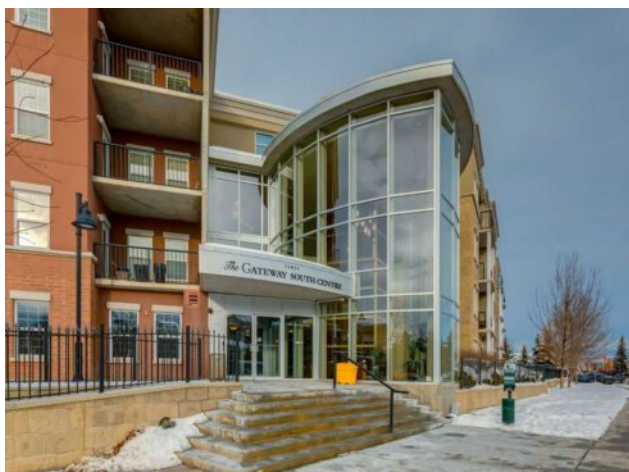


1406, 11811 Lake Fraser Drive SE  
Calgary, Alberta

MLS # A2273882



## \$270,000

<b>Division:</b>	Lake Bonavista		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	686 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Enclosed, Off Street, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Geothermal, Heat Pump

**Floors:** Laminate, Tile

**Roof:** -

**Basement:** -

**Exterior:** Brick, Concrete, Stucco

**Foundation:** -

**Features:** Breakfast Bar, Closet Organizers, Open Floorplan, Quartz Counters, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 614

**LLD:** -

**Zoning:** M-H1 d247

**Utilities:** -

**Inclusions:** N/A

LIVE IN THE AWARD-WINNING CALGARY CONDO OF THE YEAR 2025! Welcome to Gateway Southcentre, where luxury meets convenience. This expansive 1-bedroom plus den unit offers nearly 700 sq ft of functional living space, freshly updated with modern laminate flooring and paint throughout. The bright, open-concept layout features a kitchen equipped with timeless maple cabinetry, stainless steel appliances, and quartz countertops with a breakfast bar. The living area extends naturally to the patio, perfect for summer BBQs. PET OWNERS WILL LOVE THIS LOCATION as the main-floor unit provides direct access from your patio to the sidewalk, making morning walks effortless. The primary bedroom is generously scaled with a walk-in closet, complemented by a 4-piece bath and a dedicated den ideal for a home office. Complete with in-suite laundry, titled underground parking, and an assigned storage area. The building offers efficient geothermal heating and cooling alongside premium amenities including a fitness center, guest suites, party room, and underground visitor parking. Located within walking distance to the trendy shops and restaurants in Avenida, Southcentre Mall and with easy access to major roads, this property is a must-see.