

**3105, 11811 Lake Fraser Drive SE
Calgary, Alberta**

MLS # A2281080



\$228,000

Division:	Lake Bonavista		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	588 sq.ft.	Age:	2006 (20 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Owned, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Geothermal, Heat Pump

Floors: Vinyl Plank

Roof: Tar/Gravel

Basement: -

Exterior: Brick, Concrete, Stucco

Foundation: -

Features: Granite Counters, Kitchen Island, No Animal Home

Water: -

Sewer: -

Condo Fee: \$ 566

LLD: -

Zoning: M-H1 d247

Utilities: -

Inclusions: N/A

Welcome to Gateway Southcentre -Proudly recognized as the 2025 Condominium of the year. This 1-bedroom, 1 Bathroom apartment combines comfort and convenience. In-suite laundry, storage and a sunny east exposure. This condo has been refreshed with new paint throughout, vinyl plank flooring, and updated light fixtures. This is such a well-designed building with all comforts, with a fitness center, yoga room, party room, and guest suites. This concrete building is fully air-conditioned to enjoy the hot summer days. A sunny, exposed apartment will truly please, including a 1 Titled parking space and a storage locker. Immediate access to Macleod Trail, Canyon Meadows LRT, and a nearby shopping centre; other shops and professional services are close by. This location surpasses all expectations - all within your grasp. Quick possession available - no waiting. Book Your showing today.