

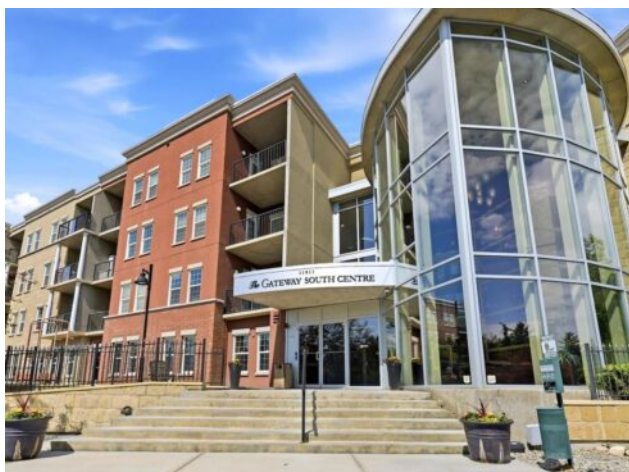


**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**5605, 11811 Lake Fraser Drive SE**  
**Calgary, Alberta**

**MLS # A2332208**



**\$299,999**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Lake Bonavista                     |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 881 sq.ft.                         | <b>Age:</b>   | 2006 (20 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Heated Garage, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                |
|--------------------|--------------------------------|
| <b>Heating:</b>    | Geothermal                     |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood |
| <b>Roof:</b>       | -                              |
| <b>Basement:</b>   | -                              |
| <b>Exterior:</b>   | Brick, Concrete, Stucco        |
| <b>Foundation:</b> | -                              |

|                   |           |
|-------------------|-----------|
| <b>Water:</b>     | -         |
| <b>Sewer:</b>     | -         |
| <b>Condo Fee:</b> | \$ 890    |
| <b>LLD:</b>       | -         |
| <b>Zoning:</b>    | M-H1 d247 |
| <b>Utilities:</b> | -         |

**Features:** Breakfast Bar, Closet Organizers, Elevator, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities, Vinyl Windows

**Inclusions:** N/A

Welcome to Gateway Southcentre, where comfort, convenience, and exceptional value come together in one of Calgary's premier concrete condominium communities. This beautifully maintained 2-bedroom + den, 2-bathroom home offers a desirable split-bedroom layout and overlooks the stunning landscaped courtyard, providing a peaceful setting to call home. Inside, you'll find an open-concept design featuring hardwood floors, granite countertops, black subway tile, 9-foot ceilings, stainless steel appliances, designer paint, and central air conditioning. The spacious kitchen offers ample storage, deep drawers, a pantry, and an extended peninsula that's perfect for entertaining. Large windows and garden doors fill the home with natural light and open onto a generous private balcony overlooking the courtyard. The spacious primary suite easily accommodates a king-sized bed and includes excellent closet space and a private ensuite with a walk-in shower. The second bedroom and full bathroom are thoughtfully located on the opposite side of the unit for added privacy, while the den provides an ideal home office or flex space. Additional features include full-size in-suite laundry, custom window coverings, a titled heated underground parking stall, storage locker, and secure bike storage. A standout feature of Gateway Southcentre is its all-inclusive condo fees, which cover heat, water, electricity, and air conditioning thanks to the building's energy-efficient geothermal system—providing outstanding value and predictable monthly expenses. Residents enjoy premium amenities including a fitness centre, social room with kitchen, beautifully landscaped courtyards, guest suites, onsite management, and secure concrete construction with excellent soundproofing. Ideally located in the heart of Lake Bonavista, you're just steps from Southcentre Mall, Avenida Food Hall,

LRT stations, shopping, restaurants, and only minutes to Fish Creek Park. This is move-in ready, maintenance-free living in one of Calgary's most desirable condo communities.