



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3404, 11811 lake fraser Drive SE
Calgary, Alberta

MLS # A2332791



\$304,900

Division:	Lake Bonavista		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	877 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating: Geothermal, Heat Pump, Natural Gas

Floors: Carpet, Laminate, Linoleum

Roof: -

Basement: -

Exterior: Concrete

Foundation: -

Features: Breakfast Bar, Granite Counters, No Smoking Home, Recreation Facilities

Water: -

Sewer: -

Condo Fee: \$ 799

LLD: -

Zoning: M-H1 d247

Utilities: -

Inclusions: n/a

Welcome to Gateway SouthCentre, the proud recipient of the 2025 Condominium of the Year Award, located in the highly desirable, amenity-rich community of Lake Bonavista. This spacious 878 sq. ft., 2-bedroom, 2-bathroom courtyard-facing condo offers one of the largest floor plans in the complex, combining comfort, convenience, and energy-efficient living. This bright, east-facing home is filled with natural light and features peaceful views of the beautifully landscaped central courtyard from the living room, both bedrooms, and private balcony. The thoughtfully designed layout includes 9-foot ceilings, luxury laminate flooring, an open-concept living area, and a generous primary suite with a large walk-in closet and full ensuite bathroom. The second bedroom and full bathroom provide excellent flexibility for guests, family, or a home office. The well-appointed kitchen features granite countertops, a large sit-up breakfast bar, and a functional design that flows seamlessly into the dining and living areas—perfect for everyday living and entertaining. Built with quality concrete construction, Gateway SouthCentre offers exceptional quiet comfort, energy efficiency, and professional management. The environmentally friendly geothermal heating and cooling system, heat pumps, and rooftop solar panels provide year-round comfort while helping reduce long-term utility costs. Condo fees include heat, air conditioning, electricity, water, sewer, and a natural gas connection for your balcony BBQ. Additional features include a titled heated underground parking stall and private storage locker, conveniently located near Elevator 5 for easy access when bringing home groceries or daily essentials. Residents enjoy outstanding amenities including a beautifully landscaped courtyard, fully equipped fitness centre with yoga studio, two recreation/social rooms, and ample visitor parking.

Building has two rentable guest suites. Pets (cats/dogs only) up to 50 pounds are welcome with Board approval. Ideally located minutes from Southcentre Mall, Avenida Shopping Centre and Food Hall, caf  s, restaurants, medical services, and pharmacies, with easy access to Fish Creek Provincial Park's extensive walking and cycling trails. Public transit is exceptionally convenient, with bus service directly in front of the building and Canyon Meadows LRT Station within walking distance. Quick access to major roadways makes commuting throughout Calgary simple and efficient. Move-in ready and offering an exceptional combination of location, amenities, quality construction, and modern energy-efficient features, this outstanding condo is a rare opportunity to enjoy one of Calgary's premier condominium communities.