



GRASSROOTS
REALTY GROUP

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5601, 11811 Lake Fraser Drive SE
Calgary, Alberta

MLS # A2333220



\$224,500

Division:	Lake Bonavista		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	516 sq.ft.	Age:	2007 (19 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Geothermal, Heat Pump	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 466
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	M-H1 d247
Foundation:	-	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to Unit 5601 at Gateway Southcentre — a bright, well-maintained 1-bedroom, 1-bathroom apartment on the 5th floor of this sought-after concrete high-rise, where your condo fee covers virtually everything: electricity, heat, water/sewer, and underground heated parking — making monthly budgeting simple and stress-free. Start your mornings with natural east-facing light streaming through generous windows and step out to your private balcony overlooking the peaceful central courtyard garden — one of the quietest outlooks in the building. The functional 509 sqft layout maximizes every square foot, featuring 9-ft ceilings, maple cabinetry, granite countertops, and a full appliance package including in-suite laundry. Conveniently located steps from the elevator and close to the south exit, this unit offers effortless access throughout the building. The amenities are exceptional: two party/social rooms, a full fitness centre, guest suites, visitor parking (both surface and underground — simply register via the condo portal), and a stunning atrium lobby. South Centre Mall is a 10-minute walk away, with restaurants, banking, transit, and Fish Creek Provincial Park all nearby. Ideal for first-time buyers, investors, or those looking to downsize without compromising lifestyle. The current tenant is in place until September 30 at \$1,600/month — a seamless investment opportunity with income from day one. Don't miss this rare combination of location, value, and all-inclusive convenience at one of Calgary's most amenity-rich addresses.