



GRASSROOTS
REALTY GROUP

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3610, 11811 Lake Fraser Drive SE
Calgary, Alberta

MLS # A2348139



\$249,900

Division:	Lake Bonavista		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	745 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	1
Garage:	Guest, Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Geothermal, Heat Pump	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 699
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	M-H1 d247
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: NA

Welcome to this bright and spacious 2 bedroom condo in the Gateway South Centre, Calgary's 2025 Condo of the Year! Sunny and south facing, the unit is flooded with natural light. Brand new, durable, high end luxury vinyl plank and freshly painted walls and baseboards help the home feel bright and move-in ready. The kitchen features beautiful shaker style cabinets, stainless steel appliances including brand new dishwasher and durable granite countertops, opening to the dining and living room to make entertaining during meal prep easy. The living room opens onto the large balcony, perfect for catching daytime sun. The two bedrooms, rare at this price, are generously sized. The primary features a walkthrough closet and ensuite access to the 4-piece bathroom. The in-suite laundry room has a BRAND NEW stacked washer and dryer and ample storage, completing the package. Central AC keeps you cool even with the sunny exposure. Your titled underground parking stall is located right by the elevator, with plenty of visitor parking both underground and street level. This fantastically managed condo is host to many amenities, including entertainment room, yoga room, well appointed gym, and guest suites. The interior courtyard is perfect for walks, pets and relaxing. Located right off McLeod Trail and Anderson Rd, commuting is a breeze whether by car or LRT. Nearby Avenida and Southcentre Malls are within walking distance, host to numerous shops, restaurants and professional services. Condo fees include all utilities, keeping your bills simple. Come see everything this unit has in store at a great price! You'll love it here.