

# \$299,000 - 3611, 11811 Lake Fraser Drive Se, Calgary

MLS® #A2241009

**\$299,000**

2 Bedroom, 1.00 Bathroom, 745 sqft

Residential on 0.00 Acres

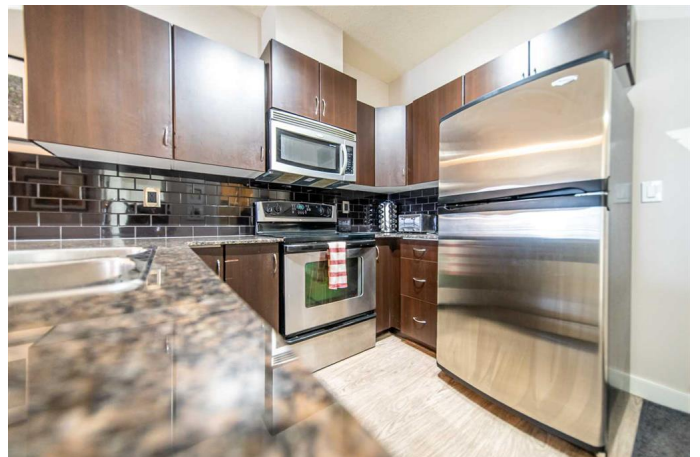
Lake Bonavista, Calgary, Alberta

Welcome to this beautifully appointed south-facing condo in the sought-after Gateway South Centre complex. This 2-bedroom, 1-bath unit offers a functional layout filled with natural light and modern finishes throughout. The kitchen features solid surface countertops, stainless steel appliances, and ample cabinetry perfect for both everyday living and entertaining. Step outside to a spacious balcony, ideal for enjoying your morning coffee or evening unwind. The unit also includes secure underground parking with storage for added convenience. Gateway South Centre is a concrete-built complex offering top-tier amenities including onsite management, a fully equipped fitness centre, two social rooms, a meeting room, and expansive landscaped grounds creating the perfect balance of comfort, lifestyle, and community. Whether you're a first-time buyer, investor, or looking to downsize without compromise, this unit offers incredible value in an unbeatable location.

Built in 2008

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2241009  |
| Price      | \$299,000 |
| Bedrooms   | 2         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 745               |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 3611, 11811 Lake Fraser Drive Se |
| Subdivision | Lake Bonavista                   |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T2J 7J4                          |

### Amenities

|                |                                                                                       |
|----------------|---------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Park, Parking, Recreation Room, Storage, Visitor Parking |
| Parking Spaces | 1                                                                                     |
| Parking        | Secured, Titled, Underground                                                          |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home                              |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Geothermal                                                                                    |
| Cooling           | Central Air                                                                                   |
| # of Stories      | 5                                                                                             |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Balcony                 |
| Roof              | Flat                    |
| Construction      | Brick, Concrete, Stucco |
| Foundation        | Poured Concrete         |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 16              |

Zoning                      M-H1 d247

**Listing Details**

Listing Office              RE/MAX First

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