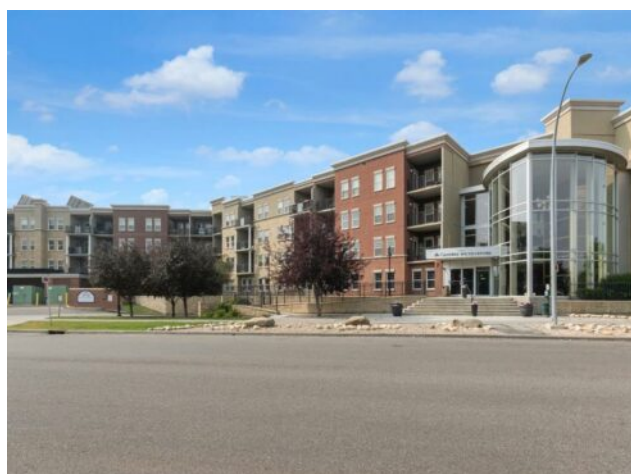


3404, 11811 Lake Fraser Drive SE  
Calgary, Alberta

MLS # A2254410



**\$339,900**

Division:	Lake Bonavista		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	878 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Oversized, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Geothermal, Heat Pump	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 776
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	M-H1 d247
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, No Smoking Home		

Inclusions: N/A

Situated in the well-established Gateway Southcentre, this two-bedroom, two-bathroom unit offers a balance of comfort, functionality, and access to amenities both within the building and the surrounding community. The unit is comprised of a primary bedroom that includes a 3-pc en-suite, and a large walk-in closet, a second bedroom and 4-pc bathroom, a large living room with access to the balcony, and a kitchen with granite counter tops and stainless steel appliances. Other highlights include an oversized parking stall next to the elevator, a storage locker, and the fact that the condo fees include all utilities (including electricity). This is one of the popular courtyard-facing units, and provides for lots of sun in the morning. The complex features concrete construction, geothermal heating and cooling, a full fitness facility, guest suites, party and social rooms, secured underground parking, and on-site management. Residents also benefit from eco-conscious touches like solar panels and an on-site recycling centre. Located steps from Avenida Food Hall and Southcentre Mall, with immediate access to transit, major roadways, grocery stores, restaurants, and healthcare services, this location supports both urban convenience, and suburban tranquility. With walking paths and green spaces nearby, plus quick access to Fish Creek Park and Canyon Meadows LRT, this residence offers a practical living option in one of southeast Calgary's most accessible districts. Call for a private viewing today, and the opportunity to live in one of Calgary's most popular condo complexes.