

**3411, 11811 Lake Fraser Drive SE
Calgary, Alberta**

MLS # A2257282



\$254,900

Division:	Lake Bonavista		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	606 sq.ft.	Age:	2004 (21 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Geothermal	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 485
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-H1 d247
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home		

Inclusions: Stove, Fridge, Dishwasher, microwave, washer, dryer, all window coverings

Welcome to Gateway South Centre! This bright and modern 1-bedroom, 1-bath condo on the 3rd floor offers comfort and style. Enjoy 10-foot ceilings and large windows. The living room is spacious and bright and the kitchen features warm maple cabinets, black granite countertops, and stainless appliances. There is a small den to keep the computer separate from the living area. The unit is close to elevator 5, making it easy to reach the underground heated parking. Stay cool in the summer with air conditioning. The building is well managed and well-maintained. Condo fees include electricity, making your bills simple. Enjoy great amenities: a fitness center, yoga studio, two party rooms (one with a free kitchen), two guest suites (book at a low rate), owner's lounge, interior courtyard, lots of visitor parking (outside and underground), plenty of elevators, and secure entry. The location is excellent—walk to Avenida Market, restaurants, shops, medical services, and more. Southcentre Mall is just minutes away. There's a bus stop right outside, and you're close to Canyon Meadows and Anderson C-Train stations, plus quick access to Macleod Trail and Anderson Road. Fish Creek Park is nearby for outdoor fun. This condo is perfect for first-time buyers, downsizers, or investors. It offers great value, peace of mind, and convenience. Book your showing today!