

\$260,000 - 4708, 11811 Lake Fraser Drive Se, Calgary

MLS® #A2253334

\$260,000

1 Bedroom, 1.00 Bathroom, 592 sqft

Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

Welcome to Gateway Southcentre, where convenience meets comfort in the heart of Lake Bonavista. This top-floor, east-facing condo offers 9-foot ceilings and plenty of natural light.

Located just steps from Southcentre Mall, Avenida Shopping Centre, Anderson LRT, parks, golf, and schools, this is the perfect balance of lifestyle and location.

The open-concept kitchen features white cabinetry, stainless steel appliances, granite countertops, an upgraded backsplash, and a breakfast-bar island, flowing seamlessly into a spacious living area with room for a dining table. It has a versatile flex space ideal for expanding kitchen storage or a home office.

The primary bedroom boasts two large windows and an oversized closet. Enjoy the convenience of in-suite laundry and a private balcony with a natural gas BBQ hookup. This home includes a titled underground parking stall with a storage locker right in front for added convenience and security.

Gateway Southcentre is a concrete, energy-efficient building with geothermal and solar technology, offering a fully equipped gym, yoga studio, party rooms, guest suites, landscaped courtyards, and secured access with 6 elevators. Condo fees are all-inclusive, covering heat, A/C, water, electricity, insurance, and more for worry-free living. Pet friendly building with plenty of visitor parking. Don't miss your chance to own in one of Calgary's most sought-after communities,



book your showing today!

Built in 2008

Essential Information

MLS® #	A2253334
Price	\$260,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	592
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	4708, 11811 Lake Fraser Drive Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 7J4

Amenities

Amenities	Elevator(s), Fitness Center, Party Room, Picnic Area, Recreation Room, Secured Parking, Storage, Visitor Parking, Guest Suite
Parking Spaces	1
Parking	Parkade, Titled, Underground

Interior

Interior Features	Kitchen Island
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, ENERGY STAR Qualified Dishwasher
Heating	Geothermal, Heat Pump
Cooling	Central Air
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Brick, Concrete, Stucco

Additional Information

Date Listed	September 4th, 2025
Days on Market	9
Zoning	M-H1 d247

Listing Details

Listing Office	eXp Realty
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