

# \$265,000 - 2709, 11811 Lake Fraser Drive, Calgary

MLS® #A2224938

## \$265,000

1 Bedroom, 1.00 Bathroom, 594 sqft

Residential on 0.00 Acres

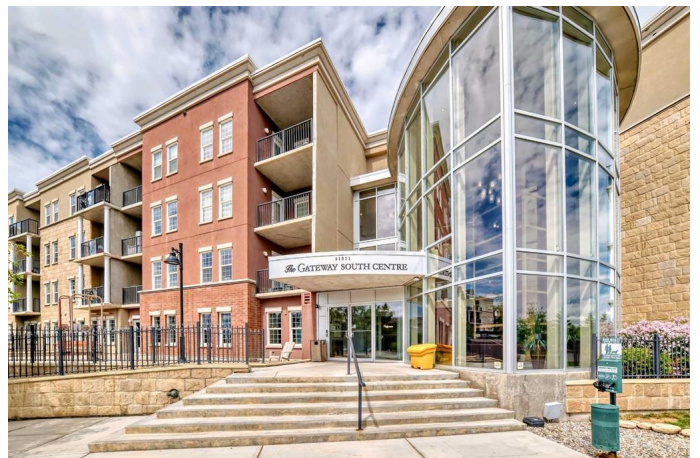
Lake Bonavista, Calgary, Alberta

Amazing value for this 2nd floor, east facing 1 bedroom + flex space in the Gateway South Centre. A very well designed, open concept floor plan that has been meticulously cared for. Stylish kitchen showcasing granite countertops, stainless steel appliances, double sink. Enjoy the flex space just inside the door as a home office, bar table or pantry storage. The blended living + dining areas are ideal for entertaining friends and family. Topping off the perks of the unit are: large bedroom, east facing balcony with gas BBQ connection, in-suite laundry + underground titled parking stall. Don't forget about the great building amenities: full gym + yoga studio, owner's lounge with kitchen, interior courtyard, onsite guest suites + several designated guest parking stalls. Condo fees include ALL of your main utilities! A prime location in Calgary's south sector with close proximity to South Centre mall, easy access to MacLeod Trail, Anderson, transit, Fish Creek Park and all sort of pubs, restaurants + grocery options.

Built in 2006

## Essential Information

MLS® #	A2224938
Price	\$265,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1



Square Footage	594
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	2709, 11811 Lake Fraser Drive
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 7J1

### Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Parking, Party Room, Recreation Facilities, Secured Parking, Trash
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	Granite Counters, Kitchen Island, No Smoking Home, Crown Molding
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Natural Gas, Central, Geothermal
Cooling	Central Air
# of Stories	4

### Exterior

Exterior Features	Balcony
Lot Description	Cul-De-Sac
Construction	Brick, Concrete, Stucco

### Additional Information

Date Listed	June 2nd, 2025
Days on Market	11
Zoning	M-H1 d247

**Listing Details**

Listing Office               Diamond Realty & Associates LTD.

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