# \$333,900 - 5602, 11811 Lake Fraser Drive Se, Calgary

MLS® #A2255335

# \$333,900

2 Bedroom, 2.00 Bathroom, 879 sqft Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

Welcome to The Gateway South Centre. Winner of the Condo of the year(2025) by the Canadian Condominium Institute. This 2-bedroom, 2-bathroom home with a den offers a spacious & thoughtfully designed layout, perfectly positioned on the 5th floor overlooking the magnificent, mature courtyard. The building is constructed with concrete floors & walls, ensuring exceptional sound insulation for quiet & comfortable living. Inside, you'II find a modern kitchen with maple cabinetry, granite counter-tops, stainless steel appliances & a newer heat pump/furnace/air conditioning system installed in 2022. The open-concept design is both functional & inviting, with the convenience of being located close to the elevators in this exceptionally well-managed building. The primary suite features a generous walk-through closet, dual vanities, & a walk-in shower, while the second bedroom is equally spacious. Additional highlights include heated, titled underground parking with a storage cage, as well as access to a commercial-grade gym & the peace of mind of a secure, well-run complex. Enjoy the unbeatable location just steps from Avenida Food Hall, South Centre Mall, & with quick access to Deerfoot Trail & South Health Campus. Families will appreciate nearby schools including Sam Livingston Elementary (2.3 km), Nickel Junior High (3 km), & Dr. E.P. Scarlett High School (3.1 km). Condo fees conveniently include all utilities: heat, electricity, water & sewer. 12 minute drive to







FISH CREEK PARK or 7 minute bike ride or a 29 minute walk. Open house October 5th rom 12:00 - 2:00 pm.

#### Built in 2006

Year Built

## **Essential Information**

MLS® # A2255335 Price \$333,900

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 879
Acres 0.00

Type Residential Sub-Type Apartment

Style Single Level Unit

2006

Status Active

# **Community Information**

Address 5602, 11811 Lake Fraser Drive Se

Subdivision Lake Bonavista

City Calgary
County Calgary
Province Alberta
Postal Code T2J 3S9

#### **Amenities**

Amenities Bicycle Storage, Elevator(s), Party Room, Secured Parking, Trash,

Visitor Parking, Fitness Center, Guest Suite

Parking Spaces 1

Parking Underground

#### Interior

Interior Features Breakfast Bar

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer, Window Coverings

Heating Geothermal, Heat Pump

Cooling Central Air

# of Stories 6

## **Exterior**

Exterior Features Balcony

Construction Concrete, Brick

## **Additional Information**

Date Listed September 9th, 2025

Days on Market 34

Zoning M-H1 d247

# **Listing Details**

Listing Office eXp Realty

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