

# \$269,900 - 2310, 11811 Lake Fraser Drive Sw, Calgary

MLS® #A2217300

**\$269,900**

1 Bedroom, 1.00 Bathroom, 583 sqft

Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

Welcome to Gateway SouthCentre â€” a well-appointed and professionally managed building offering upscale living in one of Calgaryâ€™s most connected communities. This beautifully upgraded 1-bedroom + den unit presents an exceptional opportunity for a first-time buyer, professional couple, investors, or down-sizer seeking style, comfort, and lifestyle in equal measure.

Thoughtfully designed with 9-foot ceilings, an open-concept layout, and large windows overlooking the quiet courtyard and green space and finished with elevated touches throughout. The kitchen features granite countertops, maple cabinetry, stainless steel appliances, and a generous oversized island â€” perfect for cooking and casual entertaining alike.

The den offers ideal flexibility as a home office, study space, or reading nook, while the private balcony is perfect for a morning coffee or evening unwind. Recent upgrades include custom LVP flooring throughout (no carpet!), designer paint selections, and a newer heat and A/C pump to keep your space perfectly comfortable year-round.

All utilities are included in the condo fees, offering added convenience and peace of mind.

Enjoy the full suite of Gateway amenities:



heated underground parking, a fully equipped fitness centre and yoga room, two party rooms for gatherings, and two guest suites available for visiting friends or family.

With transit and the LRT just steps away, plus quick access to SouthCentre Mall, restaurants, groceries, and downtown Calgary, this is urban living made effortless.

Exceptional value. Refined lifestyle. Move-in ready.

Built in 2007

### **Essential Information**

MLS® #	A2217300
Price	\$269,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	583
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	2310, 11811 Lake Fraser Drive Sw
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 7J1

### **Amenities**

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Gazebo, Guest Suite, Parking, Party Room, Picnic Area, Secured Parking, Snow Removal,
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	Trash, Visitor Parking
Parking Spaces	1
Parking	Underground

## Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Hot Water, Geothermal
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Balcony
Construction	Brick, Concrete, Stone, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	May 2nd, 2025
Days on Market	10
Zoning	DC

## Listing Details

Listing Office	Real Broker
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