

# \$254,900 - 3411, 11811 Lake Fraser Drive Se, Calgary

MLS® #A2257282

**\$254,900**

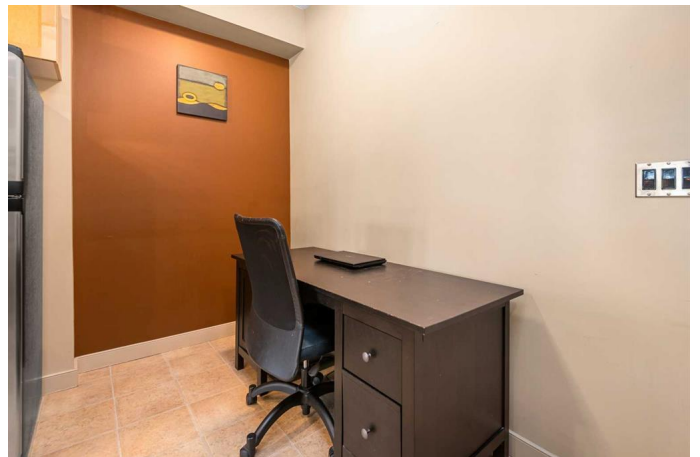
1 Bedroom, 1.00 Bathroom, 606 sqft

Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

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!

Built in 2004



## Essential Information

MLS® #	A2257282
Price	\$254,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	606
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	3411, 11811 Lake Fraser Drive Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 7J7

## Amenities

Amenities	Elevator(s), Fitness Center, Parking, Party Room, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground

## Interior

Interior Features	Granite Counters, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Geothermal
Cooling	Central Air
# of Stories	5

## Exterior

Exterior Features	Balcony, Courtyard
Construction	Brick, Concrete

## **Additional Information**

Date Listed	September 16th, 2025
Zoning	M-H1 d247

## **Listing Details**

Listing Office	CIR Realty
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