

11811 LAKE FRASER Drive #1308, Calgary T2J 7J1

MLS®#: **A2160338** Area: **Lake Bonavista** Listing Date: **09/05/24** List Price: **\$275,000**
 Status: **Active** County: **Calgary** Change: **-\$13k, 14-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2006**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **592**
 Low Sqft:
 Ttl Sqft: **592**

DOM
13
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking
 Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Parkade, Underground**

Utilities and Features

Roof:
 Heating: **Geothermal**
 Sewer:
 Ext Feat: **Balcony, BBQ gas line, Courtyard**
 Construction: **Brick, Concrete, Stucco**
 Flooring: **Carpet, Ceramic Tile**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer**
 Int Feat: **Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Pantry, Stone Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	11`7" x 10`8"	Living Room	Main	11`11" x 11`1"
Dining Room	Main	8`11" x 6`11"	Office	Main	8`5" x 4`11"
4pc Bathroom	Main		Balcony	Main	10`4" x 9`7"

Legal/Tax/Financial

Condo Fee: **\$534** Title: **Fee Simple** Zoning: **M-H1 d247**
 Fee Freq:

Legal Desc:

0614475

Monthly

Remarks

Pub Rmks:

The Gateway South Centre is beautifully designed CONCRETE building, both the ceiling and walls are poured concrete which maximizes privacy and safety. This 1-bedroom + den condo offers a unique blend of style and convenience. Situated on the garden level, this gives you the flexibility to walk out onto the grass and provides access to serene walking paths just steps from your door and Fish Creek Park at the end of the street. The modern kitchen is a chef's dream, boasting stainless steel appliances, granite countertops, a sleek black subway tile backsplash and a spacious pantry. This home is an open concept plan with no wasted hallway space and with soaring 9-foot ceilings it feels even larger than the 592 square feet. A large covered patio offers additional space to entertain or relax and there's a natural gas stub for those who love to BBQ. The primary bedroom offers a large closet with customized storage solutions. The Gateway South Centre offers exceptional amenities, including a fully equipped fitness centre with a yoga studio, two inviting owner's lounges, two guest suites, and the convenience of underground parking for both owners and visitors. Location is unbeatable, with quick access to major roadways, Southcentre Mall, and excellent public transit options, including a bus stop right outside and Canyon Meadows C-Train station nearby. For nature lovers, Fish Creek Park is just down the street, offering endless outdoor activities. Best of all, condo fees cover all utilities—even electricity—ensuring a hassle-free lifestyle in this desirable community; this condo is built with Geo-Exchange Heating and Cooling along with solar panels on the roof - so this home stays cool with A/C! Heated underground parking stall has a caged locker at the end. Pet policy: one dog or one cat (not both) with board approval. Don't miss out on this incredible opportunity—schedule a private showing today and experience the perfect blend of modern living, unbeatable amenities, and a prime location. Make this stunning condo your new home! Pet policy: 1-dog or 1-cat (not both) with a max weight of 23 kilos.

Inclusions:

Pantry in the kitchen

Property Listed By:

Royal LePage Benchmark

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







1308 11811 Lake Fraser Dr SE - 06/19/2024
 Main - 592.15 sq.ft/ 55.01 m2
 RMS Area - 592.15 sq.ft/ 55.01 m2





