

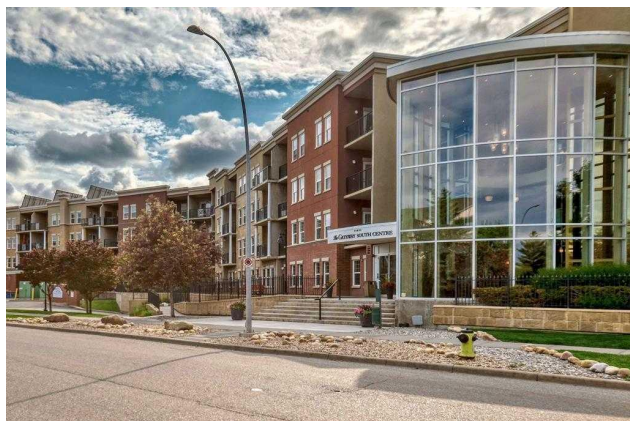


THE
A-TEAM

**RE/MAX
FIRST**

11811 LAKE FRASER Drive #6612, Calgary T2J 7J4

MLS® #: **A2176302** Area: **Lake Bonavista** Listing Date: **10/31/24** List Price: **\$299,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2008**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Heated Garage, Parkade, Titled, Underground

Finished Floor Area
 Abv Sqft: **766**
 Low Sqft:
 Ttl Sqft: **766**

DOM

20
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Tar/Gravel**
 Heating: **Geothermal, Natural Gas, Solar**
 Sewer:
 Ext Feat: **Balcony, Courtyard**

Construction: **Brick, Concrete, Stucco**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Refrigerator, Stove(s), Washer**
 Int Feat: **Granite Counters, High Ceilings**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	9`8" x 8`2"	Living Room	Main	14`9" x 10`7"
Bedroom - Primary	Main	11`2" x 10`4"	Bedroom	Main	14`5" x 8`7"
Laundry	Main	7`6" x 4`8"	Foyer	Main	6`7" x 4`7"
4pc Bathroom	Main				

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$753

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc: 0614475

Remarks

Pub Rmks: **Welcome to this exceptional 2 BEDROOM / 1 BATHROOM PENTHOUSE(9' ceilings, floor to ceiling windows) condo in the highly sought-after Gateway Southcentre! Start your mornings with stunning sunrises and enjoy panoramic eastern city views from your bedroom, living room, and private balcony. This unit features an open-concept layout with a modern kitchen, boasting granite countertops, stainless steel appliances, and ample cabinetry. You'll find a spacious living area, two well-appointed bedrooms, and a full 4-piece bathroom. TWO titled underground PARKING STALLS in the secure parkade add convenience and peace of mind. Gateway Southcentre is packed with premium amenities, including a fully-equipped fitness centre with a yoga studio, two welcoming owner lounges, guest suites for visiting friends and family, and ample underground parking for both residents and guests. The location is unbeatable, with quick access to Southcentre Mall, Avenida Food Hall, major roadways, and public transit options like the bus stop outside and Canyon Meadows C-Train station within walking distance. Nature enthusiasts will appreciate Fish Creek Park, just a short stroll away, offering endless outdoor activities. Best of all, Condo fees include ALL utilities—even ELECTRICITY—for a hassle-free lifestyle. This eco-friendly building features Geo-Exchange heating and solar panels, with central A/C for comfort! Pet-friendly policy allows one dog or one cat (with board approval). PLEASE NOTE: ALL of the furniture, tv, fireplace, kitchenware (pots and pans), DISHES and CALMING DECORATIVE DECOR/paintings, BAMBOO queen-king bedding, fleece fur throw blankets, and patio bistro set IS INCLUDED in the purchase price!!! New to the city? First time owner? Where will you get a better deal than this! Move in ready!! Don't miss out on this INCREDIBLE opportunity; schedule your private viewing today!!**

Inclusions: N/A
Property Listed By: RE/MAX First

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



