



THE
A-TEAM

**RE/MAX
FIRST**

11811 LAKE FRASER Drive #2511, Calgary T2J 7J4

MLS®#: **A2183574** Area: **Lake Bonavista** Listing Date: **12/14/24** List Price: **\$269,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2007**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Finished Floor Area
 Abv Sqft: **573**
 Low Sqft:
 Ttl Sqft: **573**

Heated Garage,Secured,Stall,Titled,Underground

DOM

7
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Geothermal**
 Sewer:
 Ext Feat: **Courtyard,Other**

Construction: **Concrete**
 Flooring: **Carpet,Linoleum**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Kitchen Island,Open Floorplan,See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	12`10" x 12`0"	Dining Room	Main	10`3" x 6`11"
Living Room	Main	11`4" x 11`3"	Bedroom - Primary	Main	11`6" x 10`9"
4pc Bathroom	Main	0`0" x 0`0"			

Legal/Tax/Financial

Condo Fee: **\$502** Title: **Fee Simple** Zoning: **DC**
 Fee Freq:

Monthly

Legal Desc: 0614475

Remarks

Pub Rmks: **TRENDY & UPSCALE** condo in the highly desirable Gateway Southcentre! One of the nicest 1-bedroom units you will find in the building! This spacious & bright condo is perfectly suitable for a young professional or couple. Beautiful bright kitchen with white cabinets, updated appliances & large island with breakfast bar. Granite counters, stainless appliances and plenty of cabinet/counter space! There is a convenient flex area beside the kitchen which works well for a working desk, dining space or additional storage. Large living area with views to the WEST and access to your very own private balcony with a natural gas hookup for your BBQ. Spacious primary bedroom that can fit a king size bed & with In-suite laundry adding to this convenient package. The Gateway Southcentre is a concrete building with a geo thermal heat & cooling system (air conditioning included). Condo fees include heat, water AND electricity. This unit also includes a titled underground, heated parking stall and storage cage. This complex offers many amenities: fully equipped yoga room & gym, guest suites, & recreational room. Great location close to Avenida shops, major roadways, LRT & Southcentre Mall. IMMEDIATE POSSESSION AVAILABLE so book your private tour fast before this condo gets snatched up!

Inclusions: N/A
Property Listed By: Legacy Real Estate Services

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







