



THE
A-TEAM

**RE/MAX
FIRST**

11811 LAKE FRASER Drive #4406, Calgary T2J 7J1

MLS® #: **A2196140** Area: **Lake Bonavista** Listing Date: **02/25/25** List Price: **\$279,972**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2006**

Finished Floor Area
 Abv Sqft: **688**
 Low Sqft:
 Ttl Sqft: **688**

DOM

0
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade,Secured,Stall,Titled,Underground**

Utilities and Features

Roof: **Membrane**
 Heating: **Geothermal,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Courtyard,Storage**

Construction: **Brick,Concrete,Stucco**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Breakfast Bar,Granite Counters,High Ceilings,Open Floorplan,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

| Room | Level | Dimensions | Room Legal/Tax/Financial | Level | Dimensions |
|------|-------|------------|-----------------------------|-------|------------|
|------|-------|------------|-----------------------------|-------|------------|

Condo Fee: **\$647**
 Title: **Fee Simple**
 Fee Freq: **Monthly**

Zoning: **DC**

Legal Desc: **0614475**

Remarks

Pub Rmks: **4406, 11811 Lake Fraser Drive SE - Exceptional Fourth Floor, West Facing With Mountain Views | Gateway Southcentre Is In The Coveted Community of Lake Bonavista | Open Concept Floor Plan | Kitchen Boasts Stylish Cabinets, Sleek, Black Appliances & Granite Countertops | Generous Sized Primary Bedroom With Walk-In Closet, Plus A Den or Office | Situated On The Fourth Floor You'll Enjoy Breathtaking Mountain Views | Forget About A Gym Membership! Amazing Amenities Include A State of the Art Fitness Centre, A Dedicated Yoga Studio, Two Party Rooms For Entertaining, Owner's Lounge With Kitchen, Interior Courtyard, Two Onsite Guest Suites & Several Guest Parking Stalls | Convenient Titled Underground-Heated Parking Stall With Storage Space | Building Features Unique Energy-Saving Geothermal Heat & Cooling System | Steps To Southcentre Mall, Avenida Market, Shopping, Dining & Entertainment | Located On The Corner Of Macleod Trail & Anderson Road With Quick Access To Major Roads | 15 Minute Walk To Canyon Meadows LRT Station | Condo Fees \$646.58 Include ALL Utilities, Common Area Maintenance, Electricity, Heat, Water, Sewer, Insurance, Maintenance Grounds, Parking, Professional Management, & Reserve Fund Contributions | PETS Subject to Board Approval - 'Tweety' Bird(s) or 'Sylvester' The Cat or Dog (Max 23 kilograms) | No Age Restrictions | No Short Term Rentals.**

Inclusions: **N/A**
Property Listed By: **Real Broker**

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







