



THE A-TEAM

RE/MAX FIRST

11811 LAKE FRASER Drive #2405, Calgary T2J 7J1

MLS® #: A2206597 Area: Lake Bonavista Listing Date: 03/29/25 List Price: \$375,000
Status: Pending 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:

Gated,Heated Garage,Underground

Finished Floor Area

Abv Sqft: 964
Low Sqft:
Ttl Sqft: 964

DOM

7

Layout

Beds: 2 (2 )
Baths: 2.0 (2 0)
Style: Apartment-Single Level Unit

Parking

Ttl Park: 1
Garage Sz:

Utilities and Features

Roof:
Heating: Baseboard,Natural Gas
Sewer:
Ext Feat: BBQ gas line,Other,Storage

Construction: Brick,Cement Fiber Board,Concrete,Mixed,Stucco
Flooring: Carpet,Linoleum
Water Source:
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Microwave Hood Fan,Refrigerator,Washer,Window Coverings
Int Feat: Ceiling Fan(s),Chandelier,Granite Counters,No Smoking Home,Open Floorplan,Recreation Facilities
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Living Room, Dining Room, 3pc Bathroom, 4pc Bathroom, Kitchen, Bedroom - Primary, and Bedroom.

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$840

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc: 0614475

Remarks

Pub Rmks: Experience luxurious living at concrete constructed Gateway South Centre with this meticulously maintained 2 spacious bedroom, 2 bathroom plus Den residence. Spanning an impressive 964 sq. ft, this spacious residence boasts a THOUGHTFUL LAYOUT designed for your utmost comfort. This beautifully updated 2-BEDROOM, 2-BATHROOM + DEN condo offers the perfect blend of modern elegance and serene living. Located on the SECOND FLOOR, this unit boasts STUNNING EAST FACING VIEW overlooking the courtyard from your PRIVATE BALCONY. Newer, top of the line ENGINEERED HARDWOOD FLOORING. The open and functional kitchen features GRANITE countertops, loads of cabinets and countertop and stainless steel appliances. The GENEROUS-SIZED DEN is perfect for a home office, guest room, or creative space. The primary suite includes a walk-through double closet leading to a spacious 3-piece ensuite bathroom. The large second bedroom has access to a full 4 piece bathroom and is located away from the primary bedroom, creating separation. IN-SUITE LAUNDRY. ALL UTILITIES INCLUDED IN THE CONDO FEES. TITLED, HEATED UNDERGROUND PARKING STALL AND STORAGE for secure, hassle-free access. This meticulously maintained complex offers exceptional amenities, including: A state-of-the-art commercial GYM, two affordable GUEST SUITES for overnight visitors, two large lounge/recreation rooms, one with a full kitchen—available free of charge for gatherings and private events This condo is within walking distance to: SOUTH CENTRE MALL Canyon Meadows C-Train Station Avenida Place Shopping Centre & Food Hall. Anderson Road is right around the corner, providing quick access to Deerfoot Trail. Move-in-ready home in the highly sought-after LAKE BONA VISTA community!

Inclusions: N'A

Property Listed By: Real Estate Professionals Inc.

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









