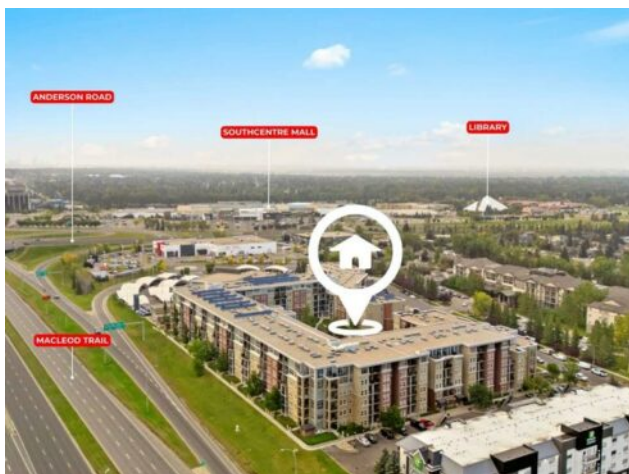


5602, 11811 Lake Fraser Drive SE
Calgary, Alberta

MLS # A2255335

\$339,999



Heating:	Geothermal, Heat Pump	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 808
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-H1 d247
Foundation:	-	Utilities:	-
Features:	Breakfast Bar		
Inclusions:	N/A		

Welcome to The Gateway South Centre, one of Macleod Trail's most desirable addresses. This wonderful 2-bedroom, 2-bathroom home with a den offers a spacious & thoughtfully designed layout, perfectly positioned on the 5th floor overlooking the magnificent, mature courtyard. The building is constructed with concrete floors & walls, ensuring exceptional sound insulation for quiet & comfortable living. Inside, you'll find a modern kitchen with maple cabinetry, granite counter-tops, stainless steel appliances & a newer heat pump/furnace/air conditioning system installed in 2022. The open-concept design is both functional & inviting, with the convenience of being located close to the elevators in this exceptionally well-managed building. The primary suite features a generous walk-through closet, dual vanities, & a walk-in shower, while the second bedroom is equally spacious. Additional highlights include heated, titled underground parking with a storage cage, as well as access to a commercial-grade gym & the peace of mind of a secure, well-run complex. Enjoy the unbeatable location just steps from Avenida Food Hall, South Centre Mall, & with quick access to Deerfoot Trail & South Health Campus. Families will appreciate nearby schools including Sam Livingston Elementary (2.3 km), Nickel Junior High (3 km), & Dr. E.P. Scarlett High School (3.1 km). Condo fees conveniently include all utilities: heat, electricity, water & sewer. Open house this September 21th from 1:00 - 4:00 pm.