

**#1608, 11811 Lake Fraser Drive SE**  
**Calgary, Alberta**

**MLS # A2298761**



**\$279,900**

<b>Division:</b>	Lake Bonavista		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	746 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Geothermal, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 766
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	M-H1 d247
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters		

**Inclusions:** N/A

**2 BEDROOM | 1 BATHROOM | 2 TITLED UNDERGROUND PARKING | SOUTH-FACING MAIN FLOOR | CONCRETE BUILDING**  
 Welcome to this beautifully maintained, owner-occupied 2-bedroom main floor unit in the highly sought-after Gateway South Centre, recognized as Southern Alberta's top condo community in 2025. This bright, south-facing home is filled with natural light and features fresh White Dove paint, newly installed light-toned vinyl flooring, and upgraded lighting throughout. The kitchen offers restored cabinetry and newer appliances (dishwasher, stove, microwave) all replaced within the last 2 years. Enjoy a modern living space with a stylish wood-accent TV wall, a spacious primary bedroom, and a versatile second bedroom perfect for guests, office, or small family. In-suite laundry adds everyday convenience. Step out to your private ground-floor patio with direct access and gas hookup, ideal for BBQs and easy living. Includes 2 titled heated underground stalls (one with storage). One stall currently generates \$100+/month rental income (option to continue). Ample visitor parking available. Located steps from shopping, transit, Avenida Village & Medical Centre, and minutes to South Centre Mall. This pet-friendly, concrete building offers excellent soundproofing, strong reserve fund, geothermal heating & A/C, and premium amenities including a gym, yoga studio, 2 rec rooms, and guest suites. Condo fees include heat, water, and electricity. Perfect for first-time buyers, downsizers, or investors.