

# \$275,000 - 6513, 11811 Lake Fraser Drive Se, Calgary

MLS® #A2229340

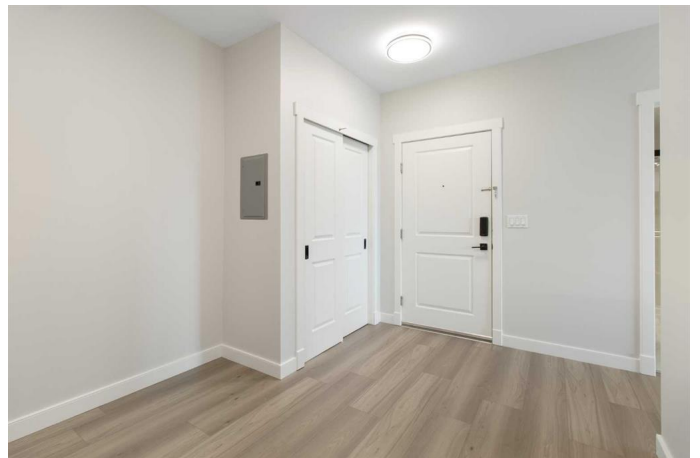
## \$275,000

1 Bedroom, 1.00 Bathroom, 656 sqft

Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

Welcome to Gateway South Centre, an exceptional & impeccably managed, pet-friendly concrete complex in the prestigious Lake Bonavista. Perfectly situated steps to Avenida Village, this fourth floor west facing condo is an ideal blend of modern updates, thoughtful design & unbeatable location, offering a prime lifestyle investment for homeowners & investors alike. Step into this beautifully renovated home featuring 10 foot flat ceilings ( no popcorn ), large west facing windows & new LVP flooring, all bathed in natural light. The open concept layout is designed for both comfort & functionality, boasting a spacious bedroom, a massive open den ideal for a home office & an elegant full bathroom complete with a walk-in oversized shower, sliding glass doors, tile flooring, extended granite counter, full-width mirror & modern vanity drawers. The modernized kitchen is a culinary showpiece, featuring warm white cabinetry, subway tile backsplash, granite countertops, an oversized island with seating for four & premium stainless appliances including a glass stovetop & high-tech sink. The space flows effortlessly into the bright living & dining areas, making entertaining seamless. From here, enjoy access to your covered west facing balcony, complete with a gas line hookup, the perfect place to unwind & take in mountain views, rain or shine. Additional comforts include in-suite laundry with stacked washer/dryer, top-of-the-line window coverings, air



conditioning & a titled underground heated parking stall with private caged storage (#540). This eco-conscious, soundproof concrete building features geothermal heating & cooling, allowing residents to individually control their A/C and heat, with ALL utilities (electricity, heat, water) included in the condo fees. Whether you're rightsizing, downsizing, or buying your first home, this unit offers everything you need—affordable, efficient & move-in ready. Gateway South Centre's amenities are unmatched with a state-of-the-art fitness centre, dedicated yoga studio, two spacious party/social rooms (one with a kitchen available at no charge), owner's lounge, interior courtyard, two on-site guest suites, ample visitor parking, elevators & secure entry doors. It's a lifestyle of ease & convenience. The location is second to none: within walking distance to Avenida Shopping Centre, Tim Horton's, restaurants, yoga studios, a food hall, medical services, pharmacy & moments to Southcentre Mall, Anderson C-Train Station, Trico Centre & major routes like Macleod Trail, Anderson Road, Deerfoot Trail & Stoney Trail, making commuting & daily errands a breeze. Outdoor enthusiasts, have Fish Creek Park minutes away. With no age restrictions, pets allowed up to 23kg with board approval & no short-term rentals, this residence offers long-term comfort & flexibility. Whether you're a professional, a couple, a downsizer, or an investor, this home checks every box for style, space, amenities, and location in one of Calgary's most sought-after communities.

Built in 2007

### **Essential Information**

MLS® #	A2229340
Price	\$275,000

Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	656
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	6513, 11811 Lake Fraser Drive Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 7J1

### **Amenities**

Amenities	Elevator(s), Fitness Center, Party Room, Secured Parking, Visitor Parking, Guest Suite, Recreation Room
Parking Spaces	1
Parking	Titled, Underground
# of Garages	1

### **Interior**

Interior Features	High Ceilings, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Natural Gas, Geothermal
Cooling	Central Air
# of Stories	6

### **Exterior**

Exterior Features	Courtyard
Roof	Membrane
Construction	Brick, Concrete, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	June 12th, 2025
Days on Market	3
Zoning	M-H1 d247

## Listing Details

Listing Office	Royal LePage Benchmark
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