

\$274,999 - 5413, 11811 Lake Fraser Drive Se, Calgary

MLS® #A2240702

\$274,999

1 Bedroom, 1.00 Bathroom, 570 sqft
Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

OPEN HOUSE!! Saturday, July 26, 2025
12:00pm-3:00pm. Sunday, July 27, 2025
2:00pm-5:00pm. Welcome to Gateway South
Centre! This beautiful 1-bedroom, 1-bath
condo unit located on the 5th floor offers the
perfect blend of comfort, style, and modern
convenience. Featuring 9-foot ceilings and
panoramic windows, the unit is filled with
natural light and showcases stunning,
tree-lined views that are breathtaking in every
season. Recent Upgrades include Heat pump
serviced in 2024, ensuring efficient climate
control. Fresh Paint completed in 2022, which
adds to the unit's clean and inviting
ambiance. The living room, kitchen, and
washroom feature stylish and durable Luxury
Vinyl Flooring, combining elegance with
practicality. Escape the summer heat with A/C
that offers a cool serene retreat and effortless
comfort throughout the year. The stylish
kitchen is the heart of the home, featuring
warm maple cabinetry, sleek black granite
countertops, and well maintained appliances.
Located near elevator 4, this unit offers quick
and convenient access to the underground
heated parking, simplifying your routine and
errands. Professionally managed, the building
benefits from attentive maintenance that keeps
common areas and amenities in excellent
condition. Additionally, your Condo Fees
INCLUDE ELECTRICITY making budgeting
straightforward. Gateway South Centre boasts
exceptional AMENITIES, including a Fitness
Center, Yoga Studio, Two Spacious Party



Rooms (one with a fully equipped kitchen available free of charge), Two Guest Suites (you can book at a low nightly rate), Owner's Lounge, a beautiful Interior Courtyard, ample Visitors Parking (outside and heated underground), plenty of Elevators for accessibility and no long waits, and a secure entry for a convenient and comfortable lifestyle. This home truly offers a prime location making it walking distance to Avenida Market, Restaurants, Cafes, Shops, Medical Services, Fitness Studios, and just minutes away to Southcentre Mall. Commuting is effortless with a bus stop right outside the building making it close to Canyon Meadows C-Train Station (4 min away) and Anderson C-Train station nearby. Quick access to Macleod Trail and Anderson Road makes getting around the city a breeze. For nature lovers, Fish Creek Park is just a short drive away, offering endless outdoor activities. Whether you're running errands, commuting, or exploring the city, this location has it all. No matter if you're a first-time buyer, downsizing, or investor, this unit offers incredible value, peace of mind, and convenience. Book your showing with your favourite Realtor now!

Built in 2008

Essential Information

MLS® #	A2240702
Price	\$274,999
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	570
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment

Style	Single Level Unit
Status	Active

Community Information

Address	5413, 11811 Lake Fraser Drive Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 7J1

Amenities

Amenities	Elevator(s), Fitness Center, Guest Suite, Park, Party Room, Picnic Area, Recreation Facilities, Recreation Room, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Underground

Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Geothermal, Heat Pump
Cooling	Central Air
# of Stories	6

Exterior

Exterior Features	Balcony
Construction	Brick, Concrete, Stone

Additional Information

Date Listed	July 16th, 2025
Days on Market	38
Zoning	M-H1 d247

Listing Details

Listing Office	Diamond Realty & Associates LTD.
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.