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2609, 11811 Lake Fraser Drive SE
Calgary, Alberta

MLS # A2165106



\$299,990

Division:	Lake Bonavista		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	751 sq.ft.	Age:	2008 (16 yrs old)
Beds:	2	Baths:	1
Garage:	Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Forced Air, Geothermal

Water: -

Floors: Carpet, Linoleum

Sewer: -

Roof: -

Condo Fee: \$ 691

Basement: -

LLD: -

Exterior: Concrete

Zoning: M-H1 d247

Foundation: -

Utilities: -

Features: Closet Organizers, Open Floorplan

Inclusions: N/A

DESIRABLE GATEWAY SOUTHCENTRE – CONCRETE CONSTRUCTION - 750 SQ FT of LIVING SPACE - 2 BEDROOMS / 1 BATH – HEATED UNDERGROUND PARKING – SOUTH FACING BALCONY – AIR CONDITIONING – Don’t miss out on this 2nd floor, warm and inviting condo featuring a great open floor plan with high ceilings. Kitchen features many cabinets with storage, stainless steel appliance package, eating bar and granite counters. Eating area and living room lead out to a nice south balcony with a gas hook up. The Master bedroom has a cozy reading area, walk through closet leading to the 4-piece bathroom. Also included with the condo is a stackable washer and dryer located in a decent size storage/closet room. Parking that comes with the unit is very close to the elevator, making shopping much easier when you come home. Gateway Southcentre has many awesome amenities such as a state-of-the-art fitness centre with a yoga studio, two owner's lounges with kitchens and a pool table, two guest suites, visitor parking and a zen like inner courtyard. Condo fees include all utilities. Location, Location and Location: Minutes to The Ring Road, Deerfoot Trail and the C-Train. Southcentre Mall, Movie Theatres, Superstore, Safeway, Schools, The Calgary Public Library, Golf, Fish Creek Park, awesome restaurants, Costco and so much more are a short drive or a quick walk away.