

780-978-0157  
jenniferstudent@me.com

6612, 11811 Lake Fraser Drive SE  
Calgary, Alberta

MLS # A2176302



**\$299,900**

<b>Division:</b>	Lake Bonavista		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	766 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Geothermal, Natural Gas, Solar

**Water:** -

**Floors:** Vinyl Plank

**Sewer:** -

**Roof:** Tar/Gravel

**Condo Fee:** \$ 753

**Basement:** -

**LLD:** -

**Exterior:** Brick, Concrete, Stucco

**Zoning:** DC

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Granite Counters, High Ceilings

**Inclusions:** N/A

Welcome to this exceptional 2 BEDROOM / 1 BATHROOM PENTHOUSE(9' ceilings, floor to ceiling windows) condo in the highly sought-after Gateway Southcentre! Start your mornings with stunning sunrises and enjoy panoramic eastern city views from your bedroom, living room, and private balcony. This unit features an open-concept layout with a modern kitchen, boasting granite countertops, stainless steel appliances, and ample cabinetry. You'll find a spacious living area, two well-appointed bedrooms, and a full 4-piece bathroom. TWO titled underground PARKING STALLS in the secure parkade add convenience and peace of mind. Gateway Southcentre is packed with premium amenities, including a fully-equipped fitness centre with a yoga studio, two welcoming owner lounges, guest suites for visiting friends and family, and ample underground parking for both residents and guests. The location is unbeatable, with quick access to Southcentre Mall, Avenida Food Hall, major roadways, and public transit options like the bus stop outside and Canyon Meadows C-Train station within walking distance. Nature enthusiasts will appreciate Fish Creek Park, just a short stroll away, offering endless outdoor activities. Best of all, Condo fees include ALL utilities—even ELECTRICITY—for a hassle-free lifestyle. This eco-friendly building features Geo-Exchange heating and solar panels, with central A/C for comfort! Pet-friendly policy allows one dog or one cat (with board approval). PLEASE NOTE: ALL of the furniture, tv, fireplace, kitchenware (pots and pans), DISHES and CALMING DECORATIVE DECOR/paintings, BAMBOO queen-king bedding, fleece fur throw blankets, and patio bistro set IS INCLUDED in the purchase price!!! New to the city? First time owner? Where will you get a better deal than this! Move in ready!! Don't miss

out on this INCREDIBLE opportunity; schedule your private viewing today!!