

\$295,000 - 3611, 11811 Lake Fraser Drive Se, Calgary

MLS® #A2241009

\$295,000

2 Bedroom, 1.00 Bathroom, 745 sqft

Residential on 0.00 Acres

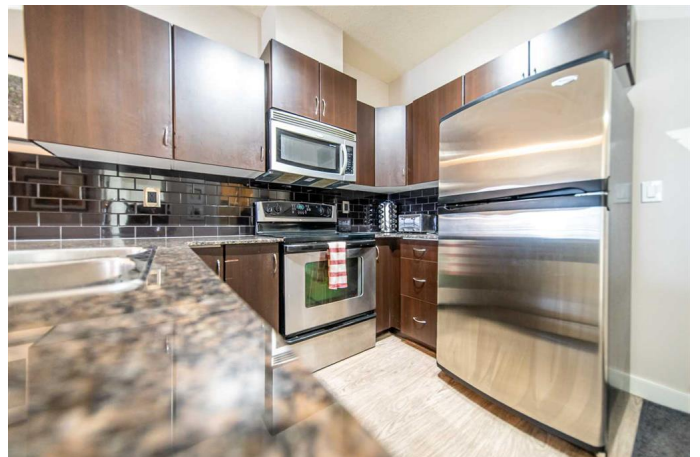
Lake Bonavista, Calgary, Alberta

Welcome to this beautifully appointed south-facing condo in the sought-after Gateway South Centre complex winner of the 2025 Condo of the Year award for Southern Alberta. This 2-bedroom, 1-bath unit offers a functional layout filled with natural light and modern finishes throughout. The kitchen features solid surface countertops, stainless steel appliances, and ample cabinetry perfect for both everyday living and entertaining. Step outside to a spacious balcony, ideal for enjoying your morning coffee or evening unwind. The unit also includes secure underground parking with storage for added convenience. Gateway South Centre is a concrete-built complex offering top-tier amenities including onsite management, a fully equipped fitness centre, two social rooms, a meeting room, and expansive landscaped grounds creating the perfect balance of comfort, lifestyle, and community. Whether you're a first-time buyer, investor, or looking to downsize without compromise, this unit offers incredible value in an unbeatable location.

Built in 2008

Essential Information

MLS® #	A2241009
Price	\$295,000
Bedrooms	2
Bathrooms	1.00



Full Baths	1
Square Footage	745
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	3611, 11811 Lake Fraser Drive Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 7J4

Amenities

Amenities	Elevator(s), Fitness Center, Park, Parking, Recreation Room, Storage, Visitor Parking
Parking Spaces	1
Parking	Titled, Underground, Secured

Interior

Interior Features	Granite Counters, Breakfast Bar, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Geothermal
Cooling	Central Air
# of Stories	5

Exterior

Exterior Features	Balcony
Roof	Flat
Construction	Brick, Concrete, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	July 18th, 2025
-------------	-----------------

Days on Market	94
Zoning	M-H1 d247

Listing Details

Listing Office	RE/MAX First
----------------	--------------

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.