



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
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ASSOCIATE

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3611, 11811 Lake Fraser Drive SE
Calgary, Alberta

MLS # A2241009



\$295,000

Division:	Lake Bonavista		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	745 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	1
Garage:	Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Geothermal

Floors: Vinyl

Roof: Flat

Basement: -

Exterior: Brick, Concrete, Stucco

Foundation: Poured Concrete

Features: Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home

Water: -

Sewer: -

Condo Fee: \$ 679

LLD: -

Zoning: M-H1 d247

Utilities: -

Inclusions: None

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.