



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

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6402, 11811 Lake Fraser Drive SE
Calgary, Alberta

MLS # A2263770



\$344,900

Heating:	Geothermal	Water:	-
Floors:	Linoleum, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 841
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	M-H-d27
Foundation:	-	Utilities:	-
Features:	Elevator, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		
Inclusions:	NA		

TOP FLOOR LIVING AT GATEWAY SOUTHCENTRE. Just awarded Condo of the Year for Southern Alberta by CCI and for good reason. This modern 2 Bedroom plus Den, 2 Bathroom condo offers nearly 900 sqft of bright, open space with 9 ft Ceilings, almost Floor-to-Ceiling Windows overlooking the peaceful Courtyard. Enjoy a Private Balcony with Gas Line, In Suite Laundry, A/C, Heated Underground Parking, and Storage. Gateway Southcentre is known for its exceptional amenities: Fitness Centre with Studio, 2 Guest Suites, 2 Owner Lounge/Party Rooms Grand Foyer, On-Site Management, and serene Zen Courtyard. Utilities included in the condo fees. Pet Friendly (size restriction) upon board approval. Prime location at Macleod Trail and Anderson - walk to cafes, shopping, amenities, and transit/LRT, with Fish Creek Park nearby. Perfect for downsizers or first time buyers seeking style, comfort, and convenience!