

\$279,972 - 4406, 11811 Lake Fraser Drive Se, Calgary

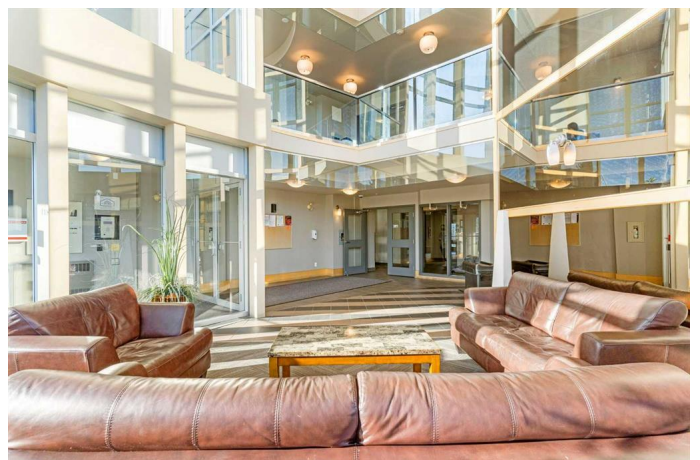
MLS® #A2205042

\$279,972

1 Bedroom, 1.00 Bathroom, 688 sqft
Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

4406, 11811 Lake Fraser Drive SE â€“
Exceptional Fourth Floor, West Facing Views |
Gateway Southcentre Is In The Coveted
Community of Lake Bonavista | Open Concept
Floor Plan | Kitchen Boasts Stylish Cabinets,
Sleek, Black Appliances & Granite
Countertops | Generous Sized Primary
Bedroom With Walk-In Closet, Plus A Den or
Office | Forget About A Gym Membership!
Amazing Amenities Include A State of the Art
Fitness Centre, A Dedicated Yoga Studio, Two
Party Rooms For Entertaining, Ownerâ€™s
Lounge With Kitchen, Interior Courtyard, Two
Onsite Guest Suites & Several Guest Parking
Stalls | Convenient Titled Underground-Heated
Parking Stall With Storage Space| Building
Features Unique Energy-Saving Geothermal
Heat & Cooling System | Steps To
Southcentre Mall, Avenida Market, Shopping,
Dining & Entertainment | Located On The
Corner Of Macleod Trail & Anderson Road
With Quick Access To Major Roads | 15
Minute Walk To Canyon Meadows LRT Station
| Condo Fees \$646.58 Include ALL Utilities,
Common Area Maintenance, Electricity, Heat,
Water, Sewer, Insurance, Maintenance
Grounds, Parking, Professional Management,
& Reserve Fund Contributions | PETS Subject
to Board Approval â€“ â€“Tweetyâ€™™ Bird(s)
or â€“Sylvesterâ€™™ The Cat or Dog (Max 23
kilograms) | No Age Restrictions | No Short
Term Rentals.



Built in 2006

Essential Information

MLS® #	A2205042
Price	\$279,972
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	688
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	4406, 11811 Lake Fraser Drive Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 7J1

Amenities

Amenities	Clubhouse, Elevator(s), Fitness Center, Guest Suite, Parking, Party Room, Recreation Facilities, Recreation Room, Secured Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Parkade, Secured, Stall, Titled, Underground

Interior

Interior Features	Breakfast Bar, Granite Counters, High Ceilings, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Natural Gas, Geothermal
Cooling	Central Air
# of Stories	6

Exterior

Exterior Features	Balcony, Courtyard, Storage
-------------------	-----------------------------

Roof	Membrane
Construction	Brick, Concrete, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	March 25th, 2025
Days on Market	15
Zoning	DC

Listing Details

Listing Office	Real Broker
----------------	-------------

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.