

**1410, 11811 Lake Fraser Drive SE**  
**Calgary, Alberta**

**MLS # A2161807**



**\$260,000**

<b>Division:</b>	Lake Bonavista		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	579 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Geothermal, Heat Pump	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 534
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	M-H1 d247
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Separate Entrance		
<b>Inclusions:</b>	NA		

WELCOME to Gateway at Southcentre! This fantastic 1 bed/1 bath home features high ceilings with an open main living space, wide plank laminate flooring throughout and TWO titled parking spaces! The kitchen features a good sized island, granite counters and plenty of space for cooking a gourmet meal. The dining area has loads of room for a large dining table. The living area features large windows that flood the room with natural light & can easily accommodate plenty of seating, great for entertaining. Walking out to your private patio (with it's own separate entrance to the unit) there is room for relaxing plus a BBQ gas line to whip up dinner on warm evenings. The spacious primary bedroom also features large windows and lots of closet storage. The good sized 4 pc bath & stackable in unit laundry complete the unit. The beautifully maintained building has loads of amenities incl; a huge & clean gym w/all the latest workout equipment including new treadmills, stationary bikes & rowers, weight machines, free weights and a yoga studio; two community lounges with pool tables, a party area w/ dining & sofa seating; several guest suites w/kitchen & seating areas, and a serene inner courtyard w/seating areas. This location can't be beat! The community features close proximity to parks, playgrounds & schools, is walking distance to Avenida shopping plaza, Southcentre Mall, Canyon Meadows C-Train and quick access to MacLeod Trail. And did I mention TWO titled parking spaces! Book your showing today!