

**2609, 11811 Lake Fraser Drive SE  
Calgary, Alberta**

**MLS # A2165106**



**\$299,990**

<b>Division:</b>	Lake Bonavista		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	751 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Forced Air, Geothermal

**Floors:** Carpet, Linoleum

**Roof:** -

**Basement:** -

**Exterior:** Concrete

**Foundation:** -

**Features:** Closet Organizers, Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 691

**LLD:** -

**Zoning:** M-H1 d247

**Utilities:** -

**Inclusions:** N/A

DESIRABLE GATEWAY SOUTHCENTRE &ndash; CONCRETE CONSTRUCTION - 750 SQ FT of LIVING SPACE - 2 BEDROOMS / 1 BATH &ndash; HEATED UNDERGROUND PARKING &ndash; SOUTH FACING BALCONY &ndash; AIR CONDITIONING &ndash; Don&rsquo;t miss out on this 2nd floor, warm and inviting condo featuring a great open floor plan with high ceilings. Kitchen features many cabinets with storage, stainless steel appliance package, eating bar and granite counters. Eating area and living room lead out to a nice south balcony with a gas hook up. The Master bedroom has a cozy reading area, walk through closet leading to the 4-piece bathroom. Also included with the condo is a stackable washer and dryer located in a decent size storage/closet room. Parking that comes with the unit is very close to the elevator, making shopping much easier when you come home. Gateway Southcentre has many awesome amenities such as a state-of-the-art fitness centre with a yoga studio, two owner's lounges with kitchens and a pool table, two guest suites, visitor parking and a zen like inner courtyard. Condo fees include all utilities. Location, Location and Location: Minutes to The Ring Road, Deerfoot Trail and the C-Train. Southcentre Mall, Movie Theatres, Superstore, Safeway, Schools, The Calgary Public Library, Golf, Fish Creek Park, awesome restaurants, Costco and so much more are a short drive or a quick walk away.