

2511, 11811 Lake Fraser Drive SE
Calgary, Alberta

MLS # A2183574



\$269,900

Division:	Lake Bonavista		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	573 sq.ft.	Age:	2007 (17 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Geothermal

Floors: Carpet, Linoleum

Roof: -

Basement: -

Exterior: Concrete

Foundation: -

Features: Kitchen Island, Open Floorplan, See Remarks

Water: -

Sewer: -

Condo Fee: \$ 502

LLD: -

Zoning: DC

Utilities: -

Inclusions: N/A

TRENDY & UPSCALE condo in the highly desirable Gateway Southcentre! One of the nicest 1-bedroom units you will find in the building! This spacious & bright condo is perfectly suitable for a young professional or couple. Beautiful bright kitchen with white cabinets, updated appliances & large island with breakfast bar. Granite counters, stainless appliances and plenty of cabinet/counter space! There is a convenient flex area beside the kitchen which works well for a working desk, dining space or additional storage. Large living area with views to the WEST and access to your very own private balcony with a natural gas hookup for your BBQ. Spacious primary bedroom that can fit a king size bed & with In-suite laundry adding to this convenient package. The Gateway Southcentre is a concrete building with a geo thermal heat & cooling system (air conditioning included). Condo fees include heat, water AND electricity. This unit also includes a titled underground, heated parking stall and storage cage. This complex offers many amenities: fully equipped yoga room & gym, guest suites, & recreational room. Great location close to Avenida shops, major roadways, LRT & Southcentre Mall. IMMEDIATE POSSESSION AVAILABLE so book your private tour fast before this condo gets snatched up!