

**4615, 11811 Lake Fraser Drive SE
Calgary, Alberta**

MLS # A2206867



\$289,900

Division:	Lake Bonavista		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	751 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	1
Garage:	Heated Garage, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Geothermal

Floors: Carpet, Laminate

Roof: -

Basement: -

Exterior: Brick, Concrete, Stucco

Foundation: -

Features: Breakfast Bar, Granite Counters

Water: -

Sewer: -

Condo Fee: \$ 679

LLD: -

Zoning: DC

Utilities: -

Inclusions: N/A

Welcome to the popular Gateway Southcentre & to this 2 bedroom floor plan located on the 4th floor with a south exposure. This home has been nicely updated with new flooring and updated kitchen and bathroom cabinets. It is also located close to the elevator for easy accessibility. South facing balcony means you get lots of natural light coming in through the big windows. There is also a gas bbq hookup on the balcony. 2 bedrooms, the primary bedroom featuring a walkthrough closet that connects to the ensuite. In-suite laundry is very convenient, and there is also good storage as well. 1 titled underground parking stall in the heated parkade. The Gateway Southcentre is a concrete building with a geothermal heat & cooling system (air conditioning included). Condo fees include everything! Heat, water, electricity, building insurance & amenity use. This building features some great amenities: fully equipped yoga room & gym, guest suites, & recreational rooms. Great location close to Avenida shops, major roadways, LRT & Southcentre Mall.