

6312, 11811 Lake Fraser Drive SE
Calgary, Alberta**MLS # A2212634****\$284,000**

Division:	Lake Bonavista		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Penthouse		
Size:	580 sq.ft.	Age:	2006 (19 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Geothermal, Heat Pump**Floors:** Carpet, Vinyl Plank**Roof:** Membrane**Basement:** -**Exterior:** Concrete**Foundation:** -**Features:** Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, Stone Counters**Water:** -**Sewer:** -**Condo Fee:** \$ 614**LLD:** -**Zoning:** DC**Utilities:** -**Inclusions:** Electric Fireplace, Pantry in the kitchen

Rarely do the top floors come available with a city view - what makes them extra special? Check out the windows: floor to ceiling and wall to wall, so if you're looking for a solid investment in both lifestyle and construction, this top-floor home in The Gateway South Centre checks every box. Built entirely with poured concrete walls, ceilings and floors; this home offers maximum privacy, durability, and soundproofing—a rare find in today's condo market. This 1-bedroom + den is intelligently designed with no wasted space, and the open-concept layout paired with 9-foot ceilings gives it a larger-than-life feel across 580 square feet. Upgrades include newly installed vinyl plank barn-board floors in the entry, kitchen, den and bathroom. This home has new carpet in the living and bedroom and was freshly painted in "Winds Breath" by Benjamin Moore, this really sets the tone and feel of this home. The window coverings have been upgraded to roller blinds which compliments the modern aesthetic while filtering the light in the living space and offers blocks out the light in the bedroom (black out blinds). The covered balcony offers a fantastic private view and is complete with a natural gas line for BBQing year-round. The kitchen is fully loaded with stainless steel appliances, granite countertops, sleek black subway tile backsplash, and a pantry—perfect for anyone who likes to cook or entertain. The primary bedroom fits a king-size bed and features a concrete wall between you and your neighbour, there is another concrete wall on the living/kitchen wall—keeping your space peaceful and private. Additional perks include: Heated underground parking stall with a caged storage locker. Geo-Exchange Heating & Cooling system + roof-mounted solar panels = A/C in the summer and reliable efficiency year-round. All utilities (including electricity!) are covered in your

condo fees. Pet-friendly (1 dog or 1 cat, max 23 kg with board approval). The building is stacked with amenities: a fully equipped fitness centre, yoga studio, two owner's lounges, two guest suites, and plenty of visitor parking underground. Located steps from scenic pathways, Southcentre Mall, and a short drive or bike to Fish Creek Park. Public transit is right outside your door, and Canyon Meadows C-Train is nearby for easy commuting. Whether you're a professional, a first-time buyer, or looking to downsize without sacrificing quality, this condo delivers. Book your private showing today and step into the ultimate blend of form, function, and freedom.