



REALTOR®



11811 Lake Fraser Drive Calgary Alberta

\$279,972

4406, 11811 Lake Fraser Drive SE - Exceptional Fourth Floor, West Facing Views | Gateway Southcentre Is In The Coveted Community of Lake Bonavista | Open Concept Floor Plan | Kitchen Boasts Stylish Cabinets, Sleek, Black Appliances & Granite Countertops | Generous Sized Primary Bedroom With Walk-In Closet, Plus A Den or Office | Forget About A Gym Membership! Amazing Amenities Include A State of the Art Fitness Centre, A Dedicated Yoga Studio, Two Party Rooms For Entertaining, Owner's Lounge With Kitchen, Interior Courtyard, Two Onsite Guest Suites & Several Guest Parking Stalls | Convenient Titled Underground-Heated Parking Stall With Storage Space| Building Features Unique Energy-Saving Geothermal Heat & Cooling System | Steps To Southcentre Mall, Avenida Market, Shopping, Dining & Entertainment | Located On The Corner Of Macleod Trail & Anderson Road With Quick Access To Major Roads | 15 Minute Walk To Canyon Meadows LRT Station | Condo Fees \$646.58 Include ALL Utilities, Common Area Maintenance, Electricity, Heat, Water, Sewer, Insurance, Maintenance Grounds, Parking, Professional Management, & Reserve Fund Contributions | PETS Subject to Board Approval - 'Tweety' Bird(s) or 'Sylvester' The Cat or Dog (Max 23 kilograms) | No Age Restrictions | No Short Term Rentals. (id:6769)

Living room 15.67 Ft x 11.25 Ft

Bedroom 11.33 Ft x 9.83 Ft

Kitchen 11.83 Ft x 8.33 Ft

4pc Bathroom 8.67 Ft x 4.83 Ft

Dining room 11.25 Ft x 6.25 Ft

Office 9.25 Ft x 7.17 Ft

Listing Presented By:



Originally Listed by:
Real Broker

<https://www.dericburton.com/>



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Mirror

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