



# 11811 Lake Fraser Drive Calgary Alberta

\$299,990

DESIRABLE GATEWAY SOUTHCENTRE - CONCRETE CONSTRUCTION - 750 SQ FT of LIVING SPACE - 2 BEDROOMS / 1 BATH - HEATED UNDERGROUND PARKING - SOUTH FACING BALCONY - AIR CONDITIONING - Don'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. (id:6769)

Primary Bedroom 10.00 Ft x 11.00 Ft

Bedroom 12.00 Ft x 8.50 Ft

Kitchen 8.25 Ft x 11.00 Ft

Living room/Dining room 20.00 Ft x 10.50 Ft

4pc Bathroom 7.67 Ft x 4.83 Ft

Storage 7.33 Ft x 4.58 Ft

Other 7.00 Ft x 7.17 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Central)



See

**Mirror**

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