



# 11811 Lake Fraser Drive Calgary Alberta

\$269,900

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! (id:6769)

Kitchen 12.83 Ft x 12.00 Ft  
Dining room 10.25 Ft x 6.92 Ft  
Living room 11.33 Ft x 11.25 Ft

Primary Bedroom 11.50 Ft x 10.75 Ft  
4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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