



11811 Lake Fraser Drive Calgary Alberta

\$274,999

OPEN HOUSE!! Saturday, September 6, 2025 12:00pm-3:00pm. Sunday, September 7, 2025 3:00pm-5:00pm.

Welcome to Gateway South Centre! This beautiful 1-bedroom, 1-bath condo unit located on the 5th floor offers the perfect blend of comfort, style, and modern convenience. Featuring 9-foot ceilings and panoramic windows, the unit is filled with natural light and showcases stunning, tree-lined views that are breathtaking in every season. Recent Upgrades include Heat pump serviced in 2024, ensuring efficient climate control. Fresh Paint completed in 2022, which adds to the unit's clean and inviting ambiance. The living room, kitchen, and washroom feature stylish and durable Luxury Vinyl Flooring, combining elegance with practicality. Escape the summer heat with A/C that offers a cool serene retreat and effortless comfort throughout the year. The stylish kitchen is the heart of the home, featuring warm maple cabinetry, sleek black granite countertops, and well maintained appliances. Located near elevator 4, this unit offers quick and convenient access to the underground heated parking, simplifying your routine and errands. Professionally managed, the building benefits from attentive maintenance that keeps common areas and amenities in excellent condition. Additionally, your Condo Fees INCLUDE ELECTRICITY making budgeting straightforward. Gateway South Centre boasts exceptional AMENITIES, including a Fitness Center, Yoga Studio, Two Spacious Party Rooms (one with a fully equipped kitchen available free of charge), Two Guest Suites (you can book at a low nightly rate), Owner's Lounge, a beautiful Interior Courtyard, ample Visitors Parking (outside and heated underground), plenty of Elevators for accessibility and no long waits, and a secure entry for a convenient and comfortable lifestyle. This home truly offers a prime location making it walking distance to Avenida Market, Re...

4pc Bathroom 4.92 Ft x 8.67 Ft

Primary Bedroom 11.08 Ft x 11.50 Ft

Dining room 11.08 Ft x 6.33 Ft

Kitchen 14.08 Ft x 15.50 Ft

Living room 11.08 Ft x 8.08 Ft

Laundry room 3.08 Ft x 3.25 Ft

Listing Presented By:



Originally Listed by:
Diamond Realty & Associates LTD.



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca