

11811 Lake Fraser Drive Calgary Alberta

$309,000

Welcome to this gorgeous ground level unit in the sought-after Gateway SouthCentre! A rare find as this unit offers 2 UNDERGROUND, PARKING STALLS as well as 2 bedrooms, 2 full bathrooms and a den. The unit's patio door provides direct ground-level access to the landscaped courtyard and pathways that lead out to the street. The open-concept layout creates a warm and inviting atmosphere, with plenty of natural light throughout. The kitchen features stainless steel appliances, granite countertops, tile backsplash, and a large island with an eating bar, making it ideal for both everyday living and entertaining. The spacious living room offers beautiful views of the meticulously landscaped central courtyard. A private patio (with gas hook up), is conveniently located just off the living room , providing the perfect spot to enjoy your morning coffee or unwind at the end of the day. The primary bedroom features a walk-through closet and 4-piece ensuite. Located on the opposite side of the unit for added privacy, the second bedroom is conveniently situated next to a second 4-piece bathroom. The versatile den provides the perfect space for a home office, gym, craft room, or whatever best suits your lifestyle. The two side-by-side titled, underground parking stalls and storage lockers are only one level below the unit and are very conveniently located near the same elevator and stairwell that is adjacent to unit 1305. Also for your convenience there is in-suite laundry. Gateway SouthCentre offers an impressive array of amenities, including a state-of-the-art fitness centre, guest suites, two social rooms, on-site management, and security. The building also features an energy-efficient geothermal heating and cooling system and rooftop solar panels, providing year-round comfort while helping reduce utility costs. Condo fees include electricity, heat, air conditioning, water, a...

Kitchen 2.72 M x 2.59 M

Living room/Dining room 4.55 M x 3.40 M

Den 3.12 M x 2.08 M

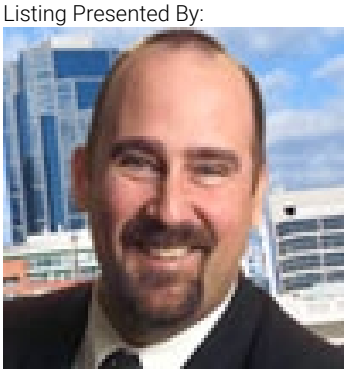
Bedroom 3.33 M x 3.25 M

Primary Bedroom 3.68 M x 3.10 M

4pc Bathroom .00 M x .00 M

4pc Bathroom .00 M x .00 M

Listing Presented By:



Originally Listed by:
Century 21 Bravo Realty

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