



# 11811 Lake Fraser Drive Calgary Alberta

\$294,500

**\*\*OPEN HOUSE - Sat+Sun 1-4PM\*\*** Welcome to the pet-friendly Gateway South Centre complex - awarded Condo of the Year in 2025! Located in the highly sought-after, amenity-rich community of Lake Bonavista. This 2 bed + 1 bath PENTHOUSE unit has been fully remodeled, with outstanding views from both bedrooms and living room. Offering 2 TITLED underground heated Parking Stalls and Storage Locker - a rare and valuable combination in this complex. Flooded with natural light, this SOUTH FACING unit features large windows in both bedrooms and the living room, creating a bright and airy atmosphere throughout the day. The gorgeous kitchen is the heart of the home, complete with Granite Countertops, an extended Breakfast Bar, a full suite of Stainless Steel Appliances, a brand-new LG microwave, and an added Pantry that stays with the home. Recently updated with fresh Paint, new light grey LVP Flooring, modernized Lighting, and a new Heat Pump installed in 2020, ensuring year-round comfort. The South Facing Patio has beautiful views with a Natural Gas hookup. The thoughtful layout and elevated finishes make this home truly move-in ready. ALL utilities & A/C are included in the Condo Fees! Offering exceptional value and peace of mind. Residents of Gateway South Centre have access to outstanding amenities, including a beautifully landscaped Courtyard, 2 Recreation Rooms, a full Fitness Centre with Yoga Studio, a Guest Suite for visitors, and ample Visitor Parking. This is a rare opportunity to own a top-floor, south-facing, fully updated condo in one of Calgary's most established and desirable communities! (id:6769)

4pc Bathroom 7.92 Ft x 4.75 Ft

Bedroom 8.58 Ft x 14.33 Ft

Dining room 13.08 Ft x 7.75 Ft

Kitchen 12.75 Ft x 10.67 Ft

Living room 10.75 Ft x 13.00 Ft

Primary Bedroom 10.33 Ft x 20.17 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca