

# \$258,000 - 1708, 11811 Lake Fraser Drive Se, Calgary

MLS® #A2263976

**\$258,000**

1 Bedroom, 1.00 Bathroom, 570 sqft

Single Family

Lake Bonavista, Calgary, Alberta

Step into the enchanting allure of Gateway Southcentre, where this beautifully upgraded 1 bed + den ground floor sanctuary awaits. Boasting 9-foot ceilings, large windows, luxury flooring and a large private patio overlooking a quiet street, this residence radiates charm and grace. The kitchen offers S/S appliances, custom cabinets, granite countertops plus a large center island/breakfast bar perfect for culinary enthusiasts and social butterflies alike. Completing this lovely home is a good sized bedroom, 4pc bath and laundry area. Additional bonuses: ALL utilities included in the condo fees plus a host of amenities including one titled U/G parking stall with a large storage cage in front plus a fitness centre, party rooms, guest suites and a huge central courtyard perfect for enjoying the beautiful outdoors. Located steps away from Southcentre Mall, City Transit/LRT station, schools, parks, restaurants and easy access to main roadways. (id:6289)

Built in 2008

## Essential Information

Listing #	A2263976
Price	\$258,000
Bedrooms	1
Bathrooms	1.00
Square Footage	570
Year Built	2008



Type	Single Family
Sub-Type	Condominium/Strata

## Community Information

Address	1708, 11811 Lake Fraser Drive Se
Subdivision	Lake Bonavista
City	Calgary
Province	Alberta
Postal Code	T2J7J4

## Amenities

Amenities	Park, Playground, Schools, Shopping, Exercise Centre, Guest Suite, Party Room, Recreation Centre
Features	Closet Organizers, No Animal Home, No Smoking Home, Guest Suite, Parking
Parking Spaces	1
Parking	Underground

## Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave Range Hood Combo, Window Coverings, Garage door opener
Heating	Geo Thermal Heat Pump
Cooling	Central air conditioning
# of Stories	6

## Exterior

Exterior	Brick, Concrete, Stone, Stucco
Construction	Poured concrete, Wood frame

## Listing Details

Listing Office	2% Realty
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