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2709, 11811 Lake Fraser Drive  
Calgary, Alberta

MLS # A2224938



**\$255,000**

Division:	Lake Bonavista		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	594 sq.ft.	Age:	2006 (19 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	Cul-De-Sac		

**Heating:** Central, Geothermal, Natural Gas

**Floors:** Hardwood

**Roof:** -

**Basement:** -

**Exterior:** Brick, Concrete, Stucco

**Foundation:** -

**Features:** Crown Molding, Granite Counters, Kitchen Island, No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 550

**LLD:** -

**Zoning:** M-H1 d247

**Utilities:** -

**Inclusions:** none

Amazing value for this 2nd floor, east facing 1 bedroom + flex space in the Gateway South Centre. A very well designed, open concept floor plan that has been meticulously cared for. Stylish kitchen showcasing granite countertops, stainless steel appliances, double sink. Enjoy the flex space just inside the door as a home office, bar table or pantry storage. The blended living + dining areas are ideal for entertaining friends and family. Topping off the perks of the unit are: large bedroom, east facing balcony with gas BBQ connection, in-suite laundry + underground titled parking stall. Don't forget about the great building amenities: full gym + yoga studio, owner's lounge with kitchen, interior courtyard, on-site guest suites + several designated guest parking stalls. Condo fees include ALL of your main utilities! A prime location in Calgary's south sector with close proximity to South Centre mall, easy access to MacLeod Trail, Anderson, transit, Fish Creek Park and all sort of pubs, restaurants + grocery options.