

# \$274,999 - 5413, 11811 Lake Fraser Drive Se, Calgary

MLS® #A2240702

**\$274,999**

1 Bedroom, 1.00 Bathroom, 570 sqft

Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

OPEN HOUSE!! Saturday, July 26, 2025  
12:00pm-3:00pm. Sunday, July 27, 2025  
2:00pm-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, Restaurants, Cafes, Shops, Medical Services, Fitness Studios, and just minutes away to Southcentre Mall. Commuting is effortless with a bus stop right outside the building making it close to Canyon Meadows C-Train Station (4 min away) and Anderson C-Train station nearby. Quick access to Macleod Trail and Anderson Road makes getting around the city a breeze. For nature lovers, Fish Creek Park is just a short drive away, offering endless outdoor activities. Whether you're running errands, commuting, or exploring the city, this location has it all. No matter if you're a first-time buyer, downsizing, or investor, this unit offers incredible value, peace of mind, and convenience. Book your showing with your favourite Realtor now!

Built in 2008

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2240702    |
| Price          | \$274,999   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 570         |
| Acres          | 0.00        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Apartment   |

|        |                   |
|--------|-------------------|
| Style  | Single Level Unit |
| Status | Active            |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 5413, 11811 Lake Fraser Drive Se |
| Subdivision | Lake Bonavista                   |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T2J 7J1                          |

### Amenities

|                |                                                                                                                                                   |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Park, Picnic Area, Recreation Facilities, Secured Parking, Visitor Parking, Elevator(s), Fitness Center, Guest Suite, Party Room, Recreation Room |
| Parking Spaces | 1                                                                                                                                                 |
| Parking        | Underground                                                                                                                                       |

### Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer                       |
| Heating           | Heat Pump, Geothermal                                                                            |
| Cooling           | Central Air                                                                                      |
| # of Stories      | 6                                                                                                |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Balcony                |
| Construction      | Brick, Concrete, Stone |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 28              |
| Zoning         | M-H1 d247       |

### Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Diamond Realty & Associates LTD. |
|----------------|----------------------------------|

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