

6513, 11811 Lake Fraser Drive SE
Calgary, Alberta**MLS # A2229340****\$275,000**

Division:	Lake Bonavista		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	656 sq.ft.	Age:	2007 (18 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Geothermal, Natural Gas
Floors:	Vinyl Plank
Roof:	Membrane
Basement:	-
Exterior:	Brick, Concrete, Stucco
Foundation:	Poured Concrete
Features:	High Ceilings, Open Floorplan, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 614
LLD:	-
Zoning:	M-H1 d247
Utilities:	-

Inclusions: N/A

Welcome to Gateway South Centre, an exceptional & impeccably managed, pet-friendly concrete complex in the prestigious Lake Bonavista. Perfectly situated steps to Avenida Village, this fourth floor west facing condo is an ideal blend of modern updates, thoughtful design & unbeatable location, offering a prime lifestyle investment for homeowners & investors alike. Step into this beautifully renovated home featuring 10 foot flat ceilings (no popcorn), large west facing windows & new LVP flooring, all bathed in natural light. The open concept layout is designed for both comfort & functionality, boasting a spacious bedroom, a massive open den ideal for a home office & an elegant full bathroom complete with a walk-in oversized shower, sliding glass doors, tile flooring, extended granite counter, full-width mirror & modern vanity drawers. The modernized kitchen is a culinary showpiece, featuring warm white cabinetry, subway tile backsplash, granite countertops, an oversized island with seating for four & premium stainless appliances including a glass stovetop & high-tech sink. The space flows effortlessly into the bright living & dining areas, making entertaining seamless. From here, enjoy access to your covered west facing balcony, complete with a gas line hookup, the perfect place to unwind & take in mountain views, rain or shine. Additional comforts include in-suite laundry with stacked washer/dryer, top-of-the-line window coverings, air conditioning & a titled underground heated parking stall with private caged storage (#540). This eco-conscious, soundproof concrete building features geothermal heating & cooling, allowing residents to individually control their A/C and heat, with ALL utilities (electricity, heat, water) included in the condo fees. Whether you're rightsizing, downsizing, or buying your first home, this unit offers everything you need—affordable, efficient

& move-in ready. Gateway South Centre's amenities are unmatched with a state-of-the-art fitness centre, dedicated yoga studio, two spacious party/social rooms (one with a kitchen available at no charge), owner's lounge, interior courtyard, two on-site guest suites, ample visitor parking, elevators & secure entry doors. It's a lifestyle of ease & convenience. The location is second to none: within walking distance to Avenida Shopping Centre, Tim Horton's, restaurants, yoga studios, a food hall, medical services, pharmacy & moments to Southcentre Mall, Anderson C-Train Station, Trico Centre & major routes like Macleod Trail, Anderson Road, Deerfoot Trail & Stoney Trail, making commuting & daily errands a breeze. Outdoor enthusiasts, have Fish Creek Park minutes away. With no age restrictions, pets allowed up to 23kg with board approval & no short-term rentals, this residence offers long-term comfort & flexibility. Whether you're a professional, a couple, a downsizer, or an investor, this home checks every box for style, space, amenities, and location in one of Calgary's most sought-after communities.