1305 11811 Lake Fraser Drive SE

Calgary | Active | MLS® A2343204

$309,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2007**	**883.6 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bravo Realty

A closer look

Welcome to this gorgeous ground level unit in the sought-after Gateway SouthCentre! A rare find as this unit offers 2 UNDERGROUND, PARKING STALLS as well as 2 bedrooms, 2 full bathrooms and a den. The unit's patio door provides direct ground-level access to the landscaped courtyard and pathways that lead out to the street. The open-concept layout creates a warm and inviting atmosphere, with plenty of natural light throughout. The kitchen features stainless steel appliances, granite countertops, tile backsplash, and a large island with an eating bar, making it ideal for both everyday living and entertaining. The spacious living room offers beautiful views of the meticulously landscaped central courtyard. A private patio (with gas hook up), is conveniently located just off the living room , providing the perfect spot to enjoy your morning coffee or unwind at the end of the day. The primary bedroom features a walk-through closet and 4-piece ensuite. Located on the opposite side of the unit for added privacy, the second bedroom is conveniently situated next to a second 4-piece bathroom. The versatile den provides the perfect space for a home office, gym, craft room, or whatever best suits your lifestyle. The two side-by-side titled, underground parking stalls and storage lockers are only one level below the unit and are very conveniently located near the same elevator and stairwell that is adjacent to unit 1305. Also for your convenience there is in-suite laundry. Gateway SouthCentre offers an impressive array of amenities, including a state-of-the-art fitness centre, guest suites, two social rooms, on-site management, and security. The building also features an energy-efficient geothermal heating and cooling system and rooftop solar panels, providing year-round comfort while helping reduce utility costs. Condo fees include electricity, heat, air conditioning, water, and sewer. Ideally located just minutes from Southcentre Mall, Willow Park Village, Anderson LRT Station, restaurants, shopping, and Fish Creek Park, this is a fantastic opportunity to enjoy a low-maintenance lifestyle in a premium courtyard facing location. Book your private tour today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2343204
Bedrooms	2
Bathrooms	2
Year Built	2007
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	883.6 sq. ft.
Condo Fee:	$898.70
Condo Fee Includes:	Common Area Maintenance, Electricity, Heat, Maintenance Grounds, Reserve Fund Contributions, Sewer, Snow Removal, Water
Front Exposure:	North
Unit Exposure:	South
Floor Location:	Ground
Entry Level:	1
Stories Total:	6
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2007 (Age: 19)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	0614475
Heating:	Forced Air
New Constr.:	No
Construction Material:	Brick, Concrete, Stucco

Structure Type:	High Rise (5+ stories)
Ensuite:	Yes
Flooring:	Tile
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Underground
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Gateway Southcentre
Community:	Lake Bonavista
Amenities:	Elevator(s), Fitness Center, Park, Secured Parking, Visitor Parking
Appliances:	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Inclusions:	None
Restrictions:	Board Approval
Pets Allowed:	Yes
Main Floor	Kitchen · 8'11" × 8'6" ·
Main Floor	Living/Dining Room Combination · 14'11" × 11'2" ·
Main Floor	Den · 10'3" × 6'10" ·
Main Floor	Bedroom · 10'11" × 10'8" ·
Main Floor	Bedroom - Primary · 12'1" × 10'2" ·
Title to Land:	Fee Simple

Community Features:	Schools Nearby, Shopping Nearby
Interior Features:	No Animal Home, No Smoking Home
Exterior Features:	BBQ gas line
Patio And Porch Features:	Patio
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone S
Zoning:	M-H1 d247
Listed Date:	Sep 07, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1305-11811-lake-fraser-drive-se-calgary-a2343204/

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