1411 11811 Lake Fraser Drive SE

Calgary | Active | MLS® A2357693

$200,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2007**	**594.03 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

Welcome to Gateway Southcentre, a sought-after condominium complex in the desirable community of Lake Bonavista! This beautifully designed one-bedroom, one-bathroom apartment offers 594 sq. ft. of comfortable, functional living space, complete with central air conditioning, geothermal heating and cooling, concrete construction, and a titled underground parking stall.

Step inside to discover a bright, open-concept floor plan that maximizes every square foot. The inviting living area provides a comfortable space to relax or entertain, with direct access to your private southeast-facing patio, complete with a natural gas BBQ hookup for effortless outdoor cooking.

The well-appointed kitchen features granite countertops, stainless steel appliances, a convenient breakfast bar, centre island, and ample cabinetry, making both everyday meals and entertaining a breeze. The spacious bedroom offers a relaxing retreat, while a full four-piece bathroom and convenient in-suite laundry complete this thoughtfully designed home.

Residents also enjoy access to two convenient guest suites, providing comfortable accommodations for visiting family and friends while maintaining the privacy of their own home.

Situated in an exceptional location, this property offers easy access to Southcentre Mall, Avenida Shopping Centre, grocery stores, restaurants, cafés, and everyday amenities. Nearby Anderson LRT Station provides convenient access throughout the city, while major roadways, including Macleod Trail and Anderson Road, make commuting simple.

Outdoor enthusiasts will appreciate the proximity to Fish Creek Provincial Park, with its extensive network of scenic walking and cycling pathways, while nearby parks, playgrounds, schools, and recreational facilities add to the neighbourhood's appeal.

Whether you're a first-time buyer, downsizer, or investor, this well-located condo offers an excellent combination of comfort, convenience, and low-maintenance living in one of Calgary's established southeast communities.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357693
Bedrooms	1
Bathrooms	1
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:	594.03 sq. ft.
Condo Fee:	$499.23
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Electricity, Gas, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Residential Manager, Sewer, Trash, Water
Front Exposure:	West
Unit Exposure:	Southeast
Floor Location:	Ground
Entry Level:	1
Stories Total:	6
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2007 (Age: 19)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0

Plan:	0614475
Heating:	Geothermal, Heat Pump
New Constr.:	No
Construction Material:	Brick, Concrete, Stone, Stucco
Structure Type:	High Rise (5+ stories)
Ensuite:	No
Flooring:	Carpet, Linoleum
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Parkade, Stall, Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Gateway Southcentre
Community:	Lake Bonavista
Amenities:	Bicycle Storage, Elevator(s), Fitness Center, Guest Suite, Parking, Party Room, Recreation Facilities, Secured Parking, Storage, Trash, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	Toilet Shelf
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes
Main Floor	Bedroom · 11'6" × 11'1" ·
Main Floor	Dining Room · 11'5" × 7'9" ·

Main Floor	Kitchen · 14'1" × 13' ·
Main Floor	Living Room · 11'4" × 11'2" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Built-in Features, Granite Counters, Kitchen Island, Open Floorplan
Exterior Features:	BBQ gas line
Patio And Porch Features:	Patio
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone S
Zoning:	DC (pre 1P2007)
Listed Date:	Nov 12, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1411-11811-lake-fraser-drive-se-calgary-a2357693/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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