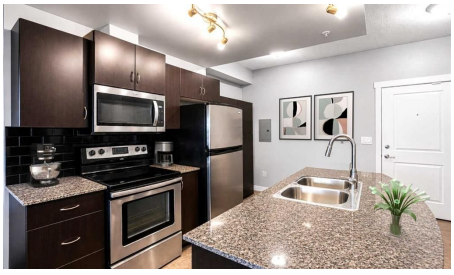
3312 11811 Lake Fraser Drive SE

Calgary | Active | MLS® A2358728

$229,500









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2008**	**578 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by MaxWell Canyon Creek

A closer look

Nestled within the serene beauty of Lake Bonavista, this 1 bedroom, 1 bath condo offers maintenance free living at its finest. Situated within a meticulously maintained building, this single level unit features an open floorplan, laminate flooring, well equipped kitchen with quartz countertops as well as a center island with eating bar. The spacious living room gives access to the generously scaled balcony with BBQ gas line and courtyard views. A bedroom, 4 piece bathroom and convenient insuite laundry complete this unit. Enjoy the convenience of secure, underground titled parking along with access to a host of bicycle storage, expansive fitness center, guest suites, two social rooms and secured visitor parking. Don't overlook the energy-efficient geothermal heating and cooling system and rooftop solar panels to reduce utility costs. You will love the all encompassing condo fees including electricity, heat, air conditioning, water, and sewer. With its desirable location near schools, shopping, parks, and playgrounds, this apartment represents an exceptional opportunity to experience refined living within one of Calgary’s most cherished communities.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358728
Bedrooms	1
Bathrooms	1
Year Built	2008
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:	578 sq. ft.
Condo Fee:	$565.85

Condo Fee Includes:	Common Area Maintenance, Electricity, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	South
Unit Exposure:	West
Floor Location:	Other
Entry Level:	3
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	3
Year built:	2008 (Age: 18)
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:	Forced Air
New Constr.:	No
Construction Material:	Brick, Concrete, Stucco
Structure Type:	Low Rise (2-4 stories)
Ensuite:	No
Flooring:	Laminate, Linoleum
Cooling:	Central Air
Fireplaces:	0

Garage:	No
Parking:	Off Street, Parkade, 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 Room, Secured Parking, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Living Room · 18'11" × 12'1" ·
Main Floor	Kitchen · 14'1" × 13'6" ·
Main Floor	Bedroom · 11'6" × 10'10" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters
Exterior Features:	Balcony, BBQ gas line, Courtyard
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone S

Zoning:	DC (pre 1P2007)
Listed Date:	Nov 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3312-11811-lake-fraser-drive-se-calgary-a2358728/

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

Data was last updated November 23, 2026 at 06:05 PM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.