6406 11811 Lake Fraser Drive SE

Calgary | Active | MLS® A2344543

$249,900









Bedrooms	Bathrooms	Year Built	Living area
1	1	2008	668.7 sq. ft.

Your next move starts with a conversation.

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Listed by First Place Realty

A closer look

TOP FLOOR 1 BEDROOM with LARGE DEN and WEST facing SUNSET views in a CONCRETE BUILDING. Enter into a generously sized den with vinyl plank flooring leading you into the open concept kitchen, dining and living room. The HIGH CEILINGS throughout and large west facing living room windows allows for an abundance of sunlight to grace the unit. The kitchen featuring a new hood fan microwave, newer fridge and stove offers GRANITE counter tops, stainless steel appliances and eating bar. The dining area fits a good-sized table, and the spacious living room leads to your west facing covered private balcony with a gas line for your BBQ and perfect for soaking in the summer sun. Located off the living room, the large primary bedroom has NEW CARPET with floor to ceiling west facing windows plus walk in closet space. FRESH PAINT throughout the home. Completing the suite is a 4 piece bathroom and INSUITE LAUNDRY. Not only is this a fantastic top floor condo steps from the elevator, but it also comes with a titled underground parking stall very close to the elevator with a caged locker at the end. Condo fees include HEAT, ELECTRICITY, AND WATER. This concrete building incorporates SOLAR and GEOTHERMAL energy technology. Its innovative system provides warmth during the winter months and keeps the building cool in the summer. The complex hosts a state-of-the-art, COMMERICAL GRADE FITNESS FACILITY with a studio for yoga and aerobics, UNDERGROUND and outdoor guest parking, 2 affordable guest rooms that can be booked for overnight stays, and 2 large rec rooms available free of charge for parties and gatherings, bike storage and beautiful lobby. Peaceful closed in courtyards and pathways that are perfect for going for a morning walk or to sit and enjoy some relaxation. This property epitomizes modern urban living at its best. . Situated in a prime location - LRT stations, South Centre Mall, and Avenida Shopping Centre are all within a short walking distance. Quick access to major roadways as well as tons of Restaurants on Macleod Trail. Anderson Rd is just around the corner, providing quick access to Deerfoot Tr.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2344543
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:	668.7 sq. ft.
Main Level Finished Area:	668.7 sq. ft.
Condo Fee:	$632.42
Condo Fee Includes:	Common Area Maintenance, Electricity, Heat, Insurance, Interior Maintenance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Residential Manager, Sewer, Snow Removal, Trash, Water
Front Exposure:	East
Unit Exposure:	West
Floor Location:	Top
Entry Level:	6
Stories Total:	6
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
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:	Geothermal
New Constr.:	No

Construction Material:	Brick, Concrete, Stucco
Structure Type:	High Rise (5+ stories)
Roof:	Other
Ensuite:	No
Flooring:	Carpet, Vinyl Plank
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	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, Party Room, Recreation Room, Secured Parking, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Inclusions:	None
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Living/Dining Room Combination · 19'6" × 11'4" ·
Main Floor	Kitchen With Eating Area · 11'9" × 8'4" ·
Main Floor	Den · 9'4" × 7'3" ·
Main Floor	Bedroom - Primary · 11'2" × 9'9" ·

Main Floor	Walk-In Closet · 5'8" × 4'11" ·
Main Floor	Entrance · 9'4" × 5'4" ·
Main Floor	Laundry · 3'2" × 3'1" ·
Main Floor	Balcony · 9'6" × 6'3" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan
Exterior Features:	Balcony, BBQ gas line, Courtyard
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone S
Zoning:	M-H1 d247
Listed Date:	Sep 10, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/6406-11811-lake-fraser-drive-se-calgary-a2344543/

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