

# \$355,000 - 4501, 11811 Lake Fraser Drive Se, Calgary

MLS® #A2265932

**\$355,000**

2 Bedroom, 2.00 Bathroom, 1,001 sqft

Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

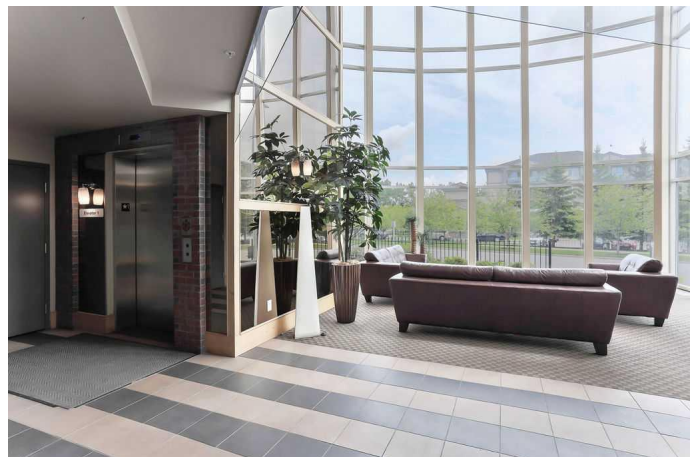
Welcome to the highly sought-after and mature community of Lake Bonavista! This beautifully maintained 4th-floor EAST-facing unit is one of the largest in the complex, offering over 1,000 sq ft of functional living space and TWO TITLED heated underground parking stalls.

QUALITY OF LIFESTYLE is yours in the Gateway Southcentre a modern CONCRETE building with state of the art GEO-THERMAL HEATING SYSTEM (owner can control their own heat and air conditioning)

Enjoy bright morning sun and peaceful views of the lush, landscaped courtyard. Inside, you'll find a spacious open-concept layout featuring upgraded ceramic tile flooring, a well-appointed kitchen with granite countertops and breakfast bar, and 9-foot ceilings throughout.

The unit offers 2 generous bedrooms, including a primary suite with walk-through closet and private 4-piece ensuite, a second full bathroom, and a large den—perfect for a home office or flex space. Additional highlights include in-suite laundry, a walk-in coat closet, in-suite storage, and a separate storage locker in the parkade.

The Gateway South Centre is a well-managed, concrete building offering a full fitness centre, party rooms, guest suites, and a beautifully



landscaped courtyard. Condo fees include ALL utilities—heat, electricity, and water!

This is maintenance-free living in a prime location—just minutes from Southcentre Mall, transit, parks, and all the amenities Lake Bonavista has to offer.

Built in 2008

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2265932          |
| Price          | \$355,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,001             |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 4501, 11811 Lake Fraser Drive Se |
| Subdivision | Lake Bonavista                   |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T2J 7J4                          |

### Amenities

|                |                                                                                                                               |
|----------------|-------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Guest Suite, Parking, Party Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking |
| Parking Spaces | 2                                                                                                                             |
| Parking        | Underground                                                                                                                   |
| # of Garages   | 2                                                                                                                             |

## Interior

|                   |                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Elevator, Low Flow Plumbing Fixtures |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator                                                                                          |
| Heating           | Natural Gas, Geothermal                                                                                                                               |
| Cooling           | Central Air                                                                                                                                           |
| # of Stories      | 5                                                                                                                                                     |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony, Barbecue, BBQ gas line |
| Construction      | Brick, Concrete, Stucco         |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 21st, 2025 |
| Days on Market | 1                  |
| Zoning         | M-H1 d247          |

## Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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