

\$275,000 - 6513, 11811 Lake Fraser Drive Se, Calgary

MLS® #A2229340

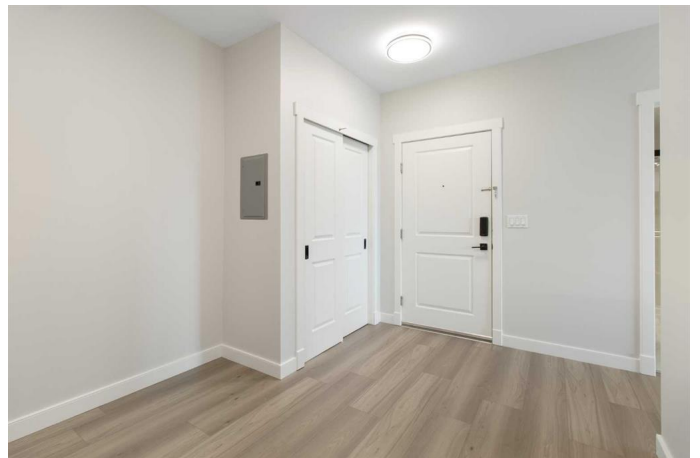
\$275,000

1 Bedroom, 1.00 Bathroom, 656 sqft

Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

Welcome to Gateway South Centre, an exceptional & impeccably managed, pet-friendly concrete complex in the prestigious Lake Bonavista. Perfectly situated steps to Avenida Village, this fourth floor west facing condo is an ideal blend of modern updates, thoughtful design & unbeatable location, offering a prime lifestyle investment for homeowners & investors alike. Step into this beautifully renovated home featuring 10 foot flat ceilings (no popcorn), large west facing windows & new LVP flooring, all bathed in natural light. The open concept layout is designed for both comfort & functionality, boasting a spacious bedroom, a massive open den ideal for a home office & an elegant full bathroom complete with a walk-in oversized shower, sliding glass doors, tile flooring, extended granite counter, full-width mirror & modern vanity drawers. The modernized kitchen is a culinary showpiece, featuring warm white cabinetry, subway tile backsplash, granite countertops, an oversized island with seating for four & premium stainless appliances including a glass stovetop & high-tech sink. The space flows effortlessly into the bright living & dining areas, making entertaining seamless. From here, enjoy access to your covered west facing balcony, complete with a gas line hookup, the perfect place to unwind & take in mountain views, rain or shine. Additional comforts include in-suite laundry with stacked washer/dryer, top-of-the-line window coverings, air



conditioning & a titled underground heated parking stall with private caged storage (#540). This eco-conscious, soundproof concrete building features geothermal heating & cooling, allowing residents to individually control their A/C and heat, with ALL utilities (electricity, heat, water) included in the condo fees. Whether you're rightsizing, downsizing, or buying your first home, this unit offers everything you need—affordable, efficient & move-in ready. Gateway South Centre's amenities are unmatched with a state-of-the-art fitness centre, dedicated yoga studio, two spacious party/social rooms (one with a kitchen available at no charge), owner's lounge, interior courtyard, two on-site guest suites, ample visitor parking, elevators & secure entry doors. It's a lifestyle of ease & convenience. The location is second to none: within walking distance to Avenida Shopping Centre, Tim Horton's, restaurants, yoga studios, a food hall, medical services, pharmacy & moments to Southcentre Mall, Anderson C-Train Station, Trico Centre & major routes like Macleod Trail, Anderson Road, Deerfoot Trail & Stoney Trail, making commuting & daily errands a breeze. Outdoor enthusiasts, have Fish Creek Park minutes away. With no age restrictions, pets allowed up to 23kg with board approval & no short-term rentals, this residence offers long-term comfort & flexibility. Whether you're a professional, a couple, a downsizer, or an investor, this home checks every box for style, space, amenities, and location in one of Calgary's most sought-after communities.

Built in 2007

Essential Information

MLS® #	A2229340
Price	\$275,000

Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	656
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	6513, 11811 Lake Fraser Drive Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 7J1

Amenities

Amenities	Elevator(s), Fitness Center, Party Room, Secured Parking, Visitor Parking, Guest Suite, Recreation Room
Parking Spaces	1
Parking	Titled, Underground
# of Garages	1

Interior

Interior Features	High Ceilings, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Natural Gas, Geothermal
Cooling	Central Air
# of Stories	6

Exterior

Exterior Features	Courtyard
Roof	Membrane
Construction	Brick, Concrete, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	June 12th, 2025
Days on Market	3
Zoning	M-H1 d247

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.