

# \$333,900 - 5602, 11811 Lake Fraser Drive Se, Calgary

MLS® #A2255335

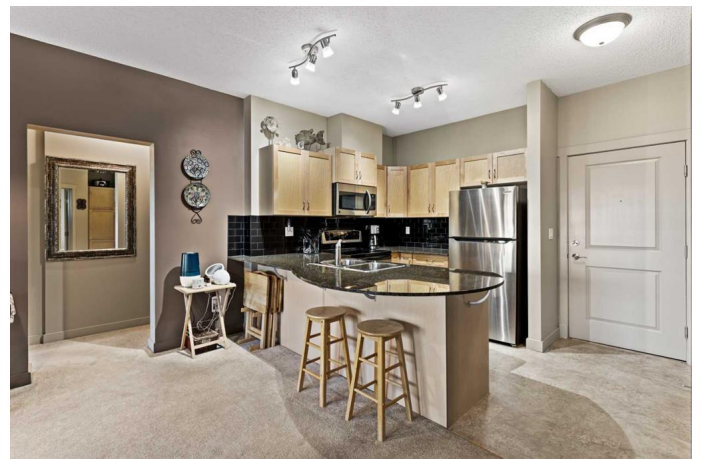
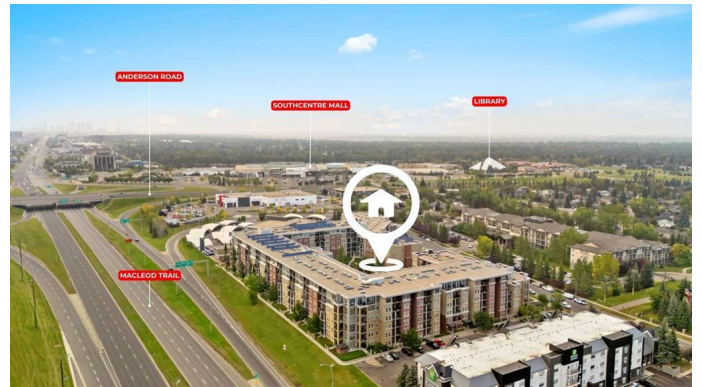
**\$333,900**

2 Bedroom, 2.00 Bathroom, 879 sqft

Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

Welcome to The Gateway South Centre. Winner of the Condo of the year(2025) for Southern Alberta by the Canadian Condominium Institute. This 2-bedroom, 2-bathroom home with a den offers a spacious & thoughtfully designed layout, perfectly positioned on the 5th floor overlooking the mature courtyard. The building is constructed with concrete floors & walls, ensuring exceptional sound insulation for quiet & comfortable living. Inside, you'll find a modern kitchen with maple cabinetry, granite countertops, stainless steel appliances & a newer heat pump/furnace/air conditioning system installed in 2022. The open-concept design is both functional & inviting, with the convenience of being located close to the elevators in this exceptionally well-managed building. The primary suite features a generous walk-through closet, dual vanities, & a walk-in shower, while the second bedroom is equally spacious. Additional highlights include heated, titled underground parking with a storage, as well as access to a commercial-grade gym & the peace of mind of a secure, well-run complex. Enjoy the unbeatable location just steps from Avenida Food Hall, South Centre Mall, & with quick access to Deerfoot Trail & South Health Campus. Families will appreciate nearby schools including Sam Livingston Elementary (2.3 km), Nickel Junior High (3 km), & Dr. E.P. Scarlett High School (3.1 km). Condo fees conveniently include all utilities: heat,



electricity, a/c water & sewer. 12 minute drive to FISH CREEK PARK or 7 minute bike ride or a 29 minute walk. OPEN HOUSE Oct - 18 - 2025 - 12:00 - 3:00 pm.

Built in 2006

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2255335          |
| Price          | \$333,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 879               |
| Acres          | 0.00              |
| Year Built     | 2006              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                                  |
|-------------|----------------------------------|
| Address     | 5602, 11811 Lake Fraser Drive Se |
| Subdivision | Lake Bonavista                   |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T2J 3S9                          |

**Amenities**

|                |                                                                                                                |
|----------------|----------------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Fitness Center, Guest Suite, Party Room, Secured Parking, Trash, Visitor Parking |
| Parking Spaces | 1                                                                                                              |
| Parking        | Titled, Heated Garage, Secured, Underground                                                                    |

**Interior**

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar                                                                                 |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |

|              |                       |
|--------------|-----------------------|
| Heating      | Geothermal, Heat Pump |
| Cooling      | Central Air           |
| # of Stories | 6                     |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Construction      | Brick, Concrete |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2025 |
| Days on Market | 53                  |
| Zoning         | M-H1 d247           |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.