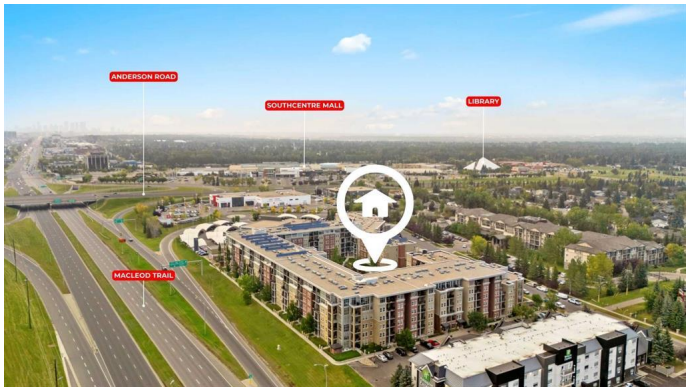
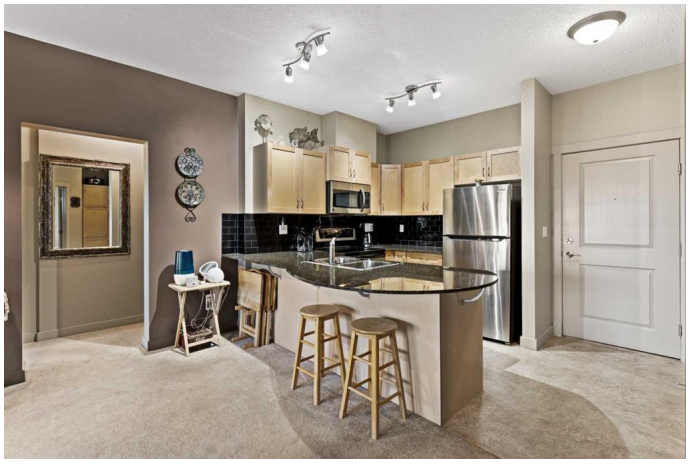
$339,999 - 5602, 11811 Lake Fraser Drive Se, Calgary

MLS® #A2255335

$339,999
2 Bedroom, 2.00 Bathroom, 879 sqft
Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta





Welcome to The Gateway South Centre, one of Macleod Trailâ€™s most desirable addresses. This wonderful 2-bedroom, 2-bathroom home with a den offers a spacious & thoughtfully designed layout, perfectly positioned on the 5th floor overlooking the magnificent, mature courtyard. The building is constructed with concrete floors & walls, ensuring exceptional sound insulation for quiet & comfortable living. Inside, youâ€™ll find a modern kitchen with maple cabinetry, granite counter-tops, 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 cage, 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, water & sewer. Open house this

September 21th from 1:00 - 4:00 pm.

Built in 2006

Essential Information

MLS® #	A2255335
Price	$339,999
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	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	10
Zoning	M-H1 d247

Listing Details

Listing Office	eXp Realty

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