

1410, 11811 Lake Fraser Drive SE
Calgary, Alberta

MLS # A2161807



\$260,000

Division:	Lake Bonavista		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	579 sq.ft.	Age:	2008 (16 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Geothermal, Heat Pump	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 534
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	M-H1 d247
Foundation:	Poured Concrete	Utilities:	-
Features:	Elevator, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Separate Entrance		
Inclusions:	NA		

WELCOME to Gateway at Southcentre! This fantastic 1 bed/1 bath home features high ceilings with an open main living space, wide plank laminate flooring throughout and TWO titled parking spaces! The kitchen features a good sized island, granite counters and plenty of space for cooking a gourmet meal. The dining area has loads of room for a large dining table. The living area features large windows that flood the room with natural light & can easily accommodate plenty of seating, great for entertaining. Walking out to your private patio (with it's own separate entrance to the unit) there is room for relaxing plus a BBQ gas line to whip up dinner on warm evenings. The spacious primary bedroom also features large windows and lots of closet storage. The good sized 4 pc bath & stackable in unit laundry complete the unit. The beautifully maintained building has loads of amenities incl; a huge & clean gym w/all the latest workout equipment including new treadmills, stationary bikes & rowers, weight machines, free weights and a yoga studio; two community lounges with pool tables, a party area w/ dining & sofa seating; several guest suites w/kitchen & seating areas, and a serene inner courtyard w/seating areas. This location can't be beat! The community features close proximity to parks, playgrounds & schools, is walking distance to Avenida shopping plaza, Southcentre Mall, Canyon Meadows C-Train and quick access to MacLeod Trail. And did I mention TWO titled parking spaces! Book your showing today!